



CHAPTER 22

APPENDICES

Ngā Mahere Whakarite

22 Appendices

22.1 DESIGNATIONS

No	Requiring Authority	Facility and Address	Purpose	Legal Description	Area	Underlying Zoning	Planning Map No
D1							
D2	Ministry of Education	Awakeri School 976/1, 976A, 976B, 976, 974, 972 State Highway 30, Otakiri	Primary School	Pt Lot 1 DP 13064, Section 1 SO 49062, Pts Lot 3 DP 11508 , Lot 4 DP 11508, Pt Lot 1 DP 13064	2.3216 ha	Rural Plains	130B, 505B
D3	Ministry of Education	Galatea School 32 Mangamate Road, Matahina-Minginui 1, 3, 5, 7, 9, 11, 13 Omahuru Street, Matahina-Minginui	Primary School	Section 52 TN of Galatea Sections 43 to 49, TN of Galatea	2.3051 ha	Rural Plains	520B
D4	Ministry of Education	Te Kura Kaupapa Māori o Huiarau 64,98 Sister Annie Road, Matahina-Minginui 100C, 100A, 100A Huiarau Road, Matahina-Minginui	Kura Kaupapa Māori	Pts Section 1 Blk IX Ruatahuna SD	8.4226 ha	Rural Foothills	525B, 529B
D5							
D6	Ministry of Education	Te Kura Kaupapa Māori o Matahī 1176A, 1176 Matahī Valley Road, Urewera	Kura Kaupapa Māori	Pt Oपुरau	1.8494 ha	Rural Foothills	518B
D7	Ministry of Education	Matatā School 13D Fairfield Lane, Matatā 43, 43A Pollen Street Matatā	Primary School	Allotment 3A Matata Parish,Pt Allotment 3 No9 Matata Parish	1.6162 ha	Residential	101B, 504B
D8	Ministry of Education	Te Kura Toitu o Te Whātai-nui-a-Toi 767F, 767G Minginui Road, Matahina-Minginui	Primary School	Pt Section 2 Block XIII Ahikereru Survey District and Pt Section 2 Block XIII (being 2.9752ha and 0.1078ha respectively)	3.083ha	Residential	137B, 528B

No	Requiring Authority	Facility and Address	Purpose	Legal Description	Area	Underlying Zoning	Planning Map No
		43, 47 Rimu Crescent, Matahina-Minginui					
D9	Ministry of Education	Nukuhou North School 1647 State Highway 2 East, Urewera	Primary School	Pt Allotment 216 Parish of Waimana	1.2140 ha	Rural Foothills	514B
D10	Ministry of Education	Otakiri School 8, 12 Hallet Road, Otakiri 561A, 561, 567, 571 Otakiri Road, Otakiri	Primary School	Pt Lot 22 DP 7474, Lot 1 DP 31006, Pt Lot 23 DP 7474 (being 1,748m ² and 1.2141ha respectively)	2.2719ha	Rural Plains	504B
D11	Ministry of Education	Te Kura o Te Paroa School 34A, 34, 38 Paroa Road, Poroporo	Primary School	Pt Allotment 29D1 Rangitaiki Parish, Allotment 125 Rangitaiki Parish, Pt Allotment 29J1 Rangitaiki Parish	2.2287 ha	Rural Plains	505B
D12	Ministry of Education	Te Wharekura o Ruatoki 8, 16, 18, 20 Misson Road 137 Ruatoki Valley Road,	Primary School	Section 8 Blk II, Waimana SD Ruatoki 4 Common grounds with Ruatoki Kura Tuarua High School	4.2669 ha	Rural Plains	513B
D13	Ministry of Education	Tāneatua School 44 McKenzie Street, Tāneatua	Primary School	Pt Section 10 Blk IX Whakatāne SD.	2.0234 ha	Residential	132B, 509B
D14	Ministry of Education	Tawera Bilingual School 164, 166 Ngahina Road, Urewera	Primary School	Pt Ruatoki 1B1C16E	1.6172 ha	Rural Plains	513B
D15	Ministry of Education	Te Mahoe School 842 Galatea Road, Rotoma	Primary School	Lot 32 DPS 39599	1.0508 ha	Residential	131B, 508B
D16	Ministry of Education	Te Kura o Te Teko 6, 8, 14D, 14A, 14C, 14B, 24, 32 Te Teko Road, Te Teko	Primary School	Pt Allotment 72B3A Matata Parish, Pt Allotment 72A Matata Parish, Pt Allotment 123 Matata Parish	3.2422 ha	Residential	131B, 508B
D17	Ministry of Education	Te Kura Toitu o Te Whātai-nui-a-toa 49B, 49A, 49 Minginui Road, Matahina-Minginui	Primary School	Pts Te Pahou (being 1.967ha and 1.0117ha respectively)	2.9787ha	Rural Foothills	524B
D18	Ministry of Education	Thorton School	Primary School	Pt Allotments 50 and 50A Parish of Rangitaiki on DP 14660	1.6187 ha	Rural Plains	505B

No	Requiring Authority	Facility and Address	Purpose	Legal Description	Area	Underlying Zoning	Planning Map No
		43 East Bank Road, Otakiri					
D19	Ministry of Education	Waimana School 224 Waimana Road, Waimana 6 Raroa Road, Waimana	Primary School	Section 10 Waimana Settlement	1.2140 ha	Rural Plains	514B, 134B
D20	Ministry of Education	Te Kura Māori-a-rohe O Waiahau 2481, 2485 Galatea Road, Matahina-Minginui	Kura Kaupapa Māori	Pt Waiohau 1A8	2.6153 ha	Rural Plains	512B
D21	Kiwi Rail Holdings Limited		Railway Purposes	34651 Rail Corridor L 4527 Blk 34688 Rail Corridor Across Drain 34690 Rail Corridor over Awaitei 34727 L18683 Agricultural Site 34743 Vacant Land Pekatahi L45L59270 Lots 1, 2 LO 36994 30355 Station Building Lot 3 LO 369 31300 Vacant Land LO 34233/1 31378 Industrial Siding LO 3424 Railway Land - Murupara Station 31379 Run Around LO 34245/1 31381 Grazing and Cropping Land L 31382 Industrial Siding LO 3424 31383 Vacant Land LO 34245 31385 Rail Corridor LO 34245/1 31386 Run Around LO 34245/2 31387 Vacant Land LO 34245/2 31388 Industrial Siding LO 3424 31389 Vacant Land LO 34245/2 31391 Sorting Yard LO 34245/2 31392 Station Building LO 34245/2 31395 Pt L57001 - Lot 2 LO 34245 31490 Marshalling Yard and Holding 31494 Station Building on LO 26 31495 Amenity Building LO 26007 31499 Pt Rail Corridor L3807 31500 Industrial Siding LO 2600 31532 Rail Corridor LO 26007/2 Railway Land LO 26007/2 and 3 31535 Rail Corridor LO 26007/3 33103 Rail Corridor L1550 Blk I 33103-33107 Rail Corridor L1550 33104 Rail Corridor L1550 Blk I		Rural Plains, Rural Foothills, Rural Coastal, Residential, Industrial and Light Industrial	Various Maps

No	Requiring Authority	Facility and Address	Purpose	Legal Description	Area	Underlying Zoning	Planning Map No
				33105 Rail Corridor L1551 Blk X 33106 Rail Corridor L1552 Blk X 33107 Rail Corridor L1553 Blk X 33108 Rail Corridor L 1554 Blk 33108-31111 Rail Corridor L1554 33109 Rail Corridor L 1555 Blk 33110 Rail Corridor L1556 Blk 33111 Rail Corridor L1615 Blk 33220 33222 Pt L45908 Lots A B 33221 Rail Corridor L4540 Blks 33222 Pt L45908 Railway Land L 33223 L49151 Grazing and Growing 33224 Rail Corridor L4544 Blk V 33224 33228 33234 33235 33242 33225 Pt L45908 Railway Land L 33223 33226 Pt L45908 Lots C D 33226 Pt L 45908 Railway Land L 33228 Rail Corridor L4545 Blk V 33229 L54018 Railway Land L4546 33230 L58336 Grazing and Cropping 33233 Pt L51340 Railway Land Blk 33234 Rail Corridor/Awakeri Yard 33235 Rail Corridor/L4547 Blk V 33236 L45019 Railway Land L454 33237 Pt L19004 33211 Pt L 19980 Railway Res L4 33212 L52204 Vacant Land Blks 33213 L 52227 Lot 4 LO 19628 33214 Rail Corridor L4537 Blk I 33246 L39436 Lot 1 LO 12755 33247 Rail Corridor L4550 Blk I 33248 33250 33253 34322 L46961 33250 Pt L46961 Railway Land L4 33251 L45314 Drain and Stopbank L 33252 Rail Corridor and Whakatāne 33254 Rail Corridor L4551 Blk I 33406 Rail Corridor L4528 33254 L53032 Grazing/Gardening 33255 33257 L27669 Railway Land 33255 Pt L27669 Railway Land 33256 33259 L43424 Railway Land 33256 Pt L43424 Railway Land 33257 Pt L27669 Railway Land 33258 Rail Corridor L4552 Blk I			

No	Requiring Authority	Facility and Address	Purpose	Legal Description	Area	Underlying Zoning	Planning Map No
				33259 Pt L43424 Railway Land L 33260 L48259 Railway Land L45 33262 Rail Corridor L4553 Blk V 33263 L44461 Railway Land L453 33264 Rail Corridor L4555 Blk V 33266 L34590 Railway Land L455833267 L53040 Lots 1 2 LO 29419 33269 Pt L26265 Railway Land L4 33269 33271 L26265 Railway Land Hn 1201/15 33270 Pt L38137 Railway Land L 33270 33272 L38137 Railway Land 33271 Pt L26265 Railway Land L4 33272 Pt L38137 Railway Land L 33273 Rail Corridor L4558 and 456 33279 Rail Corridor and Station Yard 33382 L52299 Lot 1 LO 35312 and L 33383 Sand Recovery Sit L 451 33386 Rail Corridor 44517 Blk I 33386-33390 Rail Corridor L517 33387 Rail Corridor L 4518 Blk 33388 Rail Corridor L 4519 Blk 33389 Rail Corridor L 4520 Blk 33390 Rail Corridor L 4522 Blk 33391 Rail Corridor L 4523 Blk 33391-33393 33409 33419 33420 33392 Rail Corridor L4524 Blk 33393 34651 Rail Corridor L452 33394 L43903 Railway Land L452 33395 33396 33400 33401 L51491 33396 Pt L51491 Lot 4 LO 34059 33407 L50592 Vacant Land on L 4 33409 Rail Corridor L4529 Blk 33410 Pt L49501 Vacant Land On 33410 and 33411 L49501 Vacant Land 33411 Pt L49501 Vacant Land On 33412 L56162 Vacant Land on Lot 33413 L42596 Vacant Land L4532 33414 L58974 Lot 1 LO 33628 and L 33417 Pt L54014 Grazing and Cropp 33418 Pt L54014 Grazing and Cropp 33419 Rail Corridor L4532 Blk			

No	Requiring Authority	Facility and Address	Purpose	Legal Description	Area	Underlying Zoning	Planning Map No
				33420 Rail Corridor L4533 Blks 33420 Rail Corridor L1534 L45 33421 Rail Corridor L1534 Blk 33421-33426 Rail Corridor L153 33422 Rail Corridor L1535 Blk 33423 Rail Corridor L1526 Blk 33424 Rail Corridor 33398 Lot 1 L4527 Railway Land 33400 Pt L51491 Lot 1 LO 34059 33401 Pt L51491 Lot 2 LO 34059 33402 Rail Corridor L4527 L1537 Blk 33425 Rail Corridor L1538 Blk Pt 33426 Rail Corridor L1539 B Pt 33426 Rail Corridor L1539 B 33427 L49263 Grazing and Cropping 33428 Rail Corridor L1540 Blk 33428 33429 Pt 33426 Rail Corridor 33429 Rail Corridor L1541 Blk Pt 34138 Rail Corridor LO 34233 Pt 34141 Arrival Roads at Beg O Pt 34142 Material Storage Site Pt 34145 Car and Wagon and Logo and A Pt 34146 Car and Wagon Holding Ro 34284 L54082 Grazing and Cropping 34285 L23283 Grazing and Cropping 34288 L42245 of Lot 40 on LO 24 34291 Pt L19004 Grazing and Cropping 34292 Pt L19004 Grazing and Cropping 34293 L56166 Railway Land L 452 Level Crossing Shown as Area C 34295 Level Crossing L1536 Blk 34298 Vacant Land L4516 34323 Pt L27248 Railway Land L4 34462 L33872 Railway Land for G Rateable Portion of Valuation Ref 71 Non-rateable portion of Valuation Ref 34464 L52204 Grazing and Cropping 34521 Bridge No 124 over Tarawera 34529 Lots 1, 2 LO 34245 34535 Pt L57001 Lot 1 LO 34245			

No	Requiring Authority	Facility and Address	Purpose	Legal Description	Area	Underlying Zoning	Planning Map No
				34536 Station Access Road LO 3 35737 Access to Yard 32445/2 34541 Ballast Pit L4516 Blk IV 35569 Pt L58270 Lot 2 LO 36994 34583 Pt L58270 Lot 1 LO 36994 34623 Vacant Land at Murupara Yd 34624 Vacant Land at Murupara Yd 34625 Holding Road Murupara Yd 34632 Bridge at Pekatahi L4553 34651 Rail Corridor L4527 Blk 34688 Rail Corridor Across Drain 34690 Rail Corridor Over Awaïti 34727 L18683 Agricultural Site 34743 Vacant Land Pekatahi L45 31517 L48625 of Pt Lot 1 DPS 6 Lot 1 DPS 61291 31528 L56184 Lot 3 DPS 61291 31528 L57147 Lot 12 DPS 52680 31533 L45187 Lot 6 LO 27607/1 C 31534 L45188 Lot 7 LO 27607/1 C 33112 Rail Corridor L1616 Blk X 33112-33128 Rail Corridor L1616 33113 Rail Corridor L1617 Blk I 33114 Rail Corridor L1618 Blk I 33115 Rail Corridor L1619 Blk I 33116 Rail Corridor L1620 Blk I 33117 Rail Corridor L1621 Blk V 33118 Rail Corridor L1622 Blk V 33119 Rail Corridor L1623 Blk V 33120 Rail Corridor L1624 Blk V 33121 Rail Corridor L1625 Blk X 33122 Rail Corridor L1626 Blk X 33123 Rail Corridor L1627 Blk X 33124 Rail Corridor L1625 Blk X 33125 Rail Corridor L1629 Blk X 33126 Rail Corridor L1630 Blk X 33127 Rail Corridor L1631 Blk X 33128 Rail Corridor L1632 Blk I 33129 Rail Corridor L1733 Blk I 33129-33131 33133-33138 Rail Corridor 33130 Rail Corridor L1634 Blk I 33131 Rail Corridor L1635 Blk V			

No	Requiring Authority	Facility and Address	Purpose	Legal Description	Area	Underlying Zoning	Planning Map No
				33133 Rail Corridor L1636 Blk V 33134 Rail Corridor L1637 Blk V 33135 Rail Corridor L1638 Blk V 33136 Rail Corridor L1639 Blk I 33137 Rail Corridor L1640 Blk I 33138 Rail Corridor L1641 Blk I 33139 Rail Corridor L1642 Blk 33210 Rail Corridor L4535 Blk 33202 L 52007 Lot 1 LO 34548 33203 L 51164 Railway Land L453 33204 Rail Corridor L4535 Blk I Railway Land L4535 and 4536 Blk I Pt 33209 Rail Corridor L4536 Blk 33210 33211 L 19980 Railway Res 33210 Pt L 19980 Railway Res L4 Railway Land L4537 Blk I Railway Land L4537 and 3807 Bal 33215 L52101 Lot 3 LO 34536 33216 Rail Corridor L3807 Blk I 33217 Rail Corridor L4540 33217 33128 Rail Corridor L4540 33218 Railway Corridor L4540 33219 Rail Corridor L4540 33220 Pt L45908 Railway Land Pt 31532 34288 Railway corridor 31535 Railway corridor 33217 Railway corridor 33219 Railway corridor 33221 Railway corridor 31389 Railway Corridor 31391 Railway corridor 31382 Railway corridor 31395 Railway corridor 31392 Railway corridor 31387 Railway corridor 31383 Railway corridor 31385 Railway corridor 31381 Railway corridor 34535 Railway corridor			
D22	Primary Designation	Manawahe Microwave Station 1595B Manawahe Road, Otakiri	Telecommunications and Radiocommunication and ancillary purposes	Pt Sec 12, Blk IV, Rotoma Survey District	7 000 m ²	Rural Foothills	504B

No	Requiring Authority	Facility and Address	Purpose	Legal Description	Area	Underlying Zoning	Planning Map No
	Chorus New Zealand Limited Secondary Designation Spark New Zealand Trading Limited						
D23	Chorus New Zealand Limited	Matatā Exchange 5 Richmond Street, Matatā	Telecommunications and Radiocommunication and ancillary purposes	Pt Allot 254, Town of Richmond	511 m ²	Residential	101 B
D24	Transpower New Zealand Limited	969A Galatea Road, Rotomā	Outdoor switchyard	Section 1 SO 59596	1 958 m ²	Rural Foothills	133B, 508B
D25	Transpower New Zealand Limited	Edgecumbe Sub-Station 106, 110, 118 Hydro Road, Otakiri	Electricity sub-station	Lot 1 DPS 60814, Pt Lot 2 DPS 43834	4.799 ha	Rural Plains	129B, 504B
D26							
D27	New Zealand Transport Agency	State Highways	Purpose of planning, design, supervision, construction and maintenances in accordance with the Government Roading Powers Act 1989.	State Highway 2 State Highway 30 State Highway 34 State Highway 38 Pt Allotment 364 TN Richmond ECM Railway Proc 4801			Various Maps
D28							
D29							
D30	Whakatāne District Council	275 Valley Road, Maraetotara	Water Reservoir	Pt Lot 245 DPS 805	1 399 m ²	Rural Foothills	116B, 505B
D31	Horizon Energy Distribution Limited	94 Hydro Road, Otakiri	Sub-station	Pt Allotment 54B2A Matatā PSH	5,007 m ²	Rural Plains	129B, 504B
D32	Whakatāne District Council	147 Edgecumbe Soldiers Road, Otakiri	Sewerage treatment and plant	Lot 1 DPS 10581	3.6750 ha	Rural Plains	504B
D33	Whakatāne	136, 136A, 136B, 136C Wainui	Sewerage treatment and plant	Section 1 SO 57323 , Section 1 46653	7.5102ha	Rural Ōhiwa and	121B, 506B

No	Requiring Authority	Facility and Address	Purpose	Legal Description	Area	Underlying Zoning	Planning Map No
	District Council	Road, Maraetotara		Lot 1 DPS 80248		Coastal Protection Zone	
D34	Whakatāne District Council	65C, 65D Keepa Road, Orini 108 Kope Canal Road, Orini 100 Shaw Road, Orini	Sewerage treatment and plant	Lot 3 DP 431244, Pt Lot 4 DP 431244, Pt Lot 5 DP 431244	5.1160 ha	Rural Plains	104B, 105B, 505B
D35	Whakatāne District Council	16 Te Mahoe School Road, Rotoma	Sewerage treatment and plant	Pt Allot 60C Blk XV Rangitāiki PSH	2 317 m ²	Rural Foothills	133B, 508B
D36	Whakatāne District Council	58A Johnson Road, Otakiri	Extraction of water and bore	Pt Lot 6 DP 7474	0.1642 ha	Rural Plains	504B
D37	Whakatāne District Council	292A Waimana Road, Waimana	Water reservoir	Lot DPS 28398	1 218 m ²	Rural Foothills	134B, 514B
D38	Whakatāne District Council	5A State Highway 2 East, Waimana	Water reservoir	Lot 1 DPS 10204	1783 m ²	Rural Foothills	101B, 509B
D39	Whakatāne District Council	Matatā	Water reservoir	Pt Allot 833 Matatā PSH	151.4492 ha	Rural Foothills	101B, 504B
D40	Whakatāne District Council	1108 White Pine Bush Road, Urewera	Refuse disposal	Sec 51 Whakatāne Block IX Whakatāne SD	6.4293 ha	Rural Foothills	509B
D41							
D42	Horizon Energy Distribution Limited	Station Road Sub Station 15, 17, 21 Station Road, Poroporo	Sub Station	Allot 316 Rangitāiki PSH, Allot 30G3B1A Rangitāiki PSH, Allot 319 Rangitāiki PSH	3,555m ²	Rural Plains	505B
D43	Horizon Energy Distribution Limited	Te Rahu Sub Station 322 Te Rahu Road, Poroporo	Sub Station	Lot 1 DPS 9702	2.0234ha	Rural Plains	505B
D44 ¹	Whakatāne District Council	92, 118, 142A, 142B, 142C, 142D, 142E, 142F, 144, 186, 216, 216C, 216B, 916A Aerodrome Road, Otakiri	Operation of airport	Lot 1 DPS 75684 Lot 1 DPS 75887	228.8773 ha	Rural Coastal	102B, 505B

¹ The Conditions set out in Section 22.2 apply to this designation

No	Requiring Authority	Facility and Address	Purpose	Legal Description	Area	Underlying Zoning	Planning Map No
D45	Horizon Energy Distribution Limited	5262 Galatea Road, Matahina-Minginui	Sub Station	Lot 1 DPS 4982	4046 m ²	Rural Plains	520B
D46	Horizon Energy Distribution Limited	749 East Bank Road, Otakiri	Sub Station	Lot 1 DPS 42113	1419 m ²	Rural Plains	129B
D47	Whakatāne District Council		Operation of the roading network for the safe, convenient and efficient movement of road users. This may include road repair, maintenance and upgrading of roads, control of access to roads, and traffic movement along roads, but not the formation or construction of a paper road which adjoins a waterway or is situated in or on an identified feature in Schedules A or B in Sections 15.6.1 and 15.6.2	All other legal roads, not being State Highways			Various Maps
D48	Whakatāne District Council	4791, 4845, 4911, 4913, 4915, 4919 Galatea Road, Matahina-Minginui	Operation of Galatea Aerodrome	Sect 21 TN of Galatea, Sect 22 TN of Galatea, Sect 23 TN of Galatea, Sect 25 TN of Galatea, Section 72 Galatea SETT, Sect 75 Galatea SETT, Section 24 TN of Galatea	67.730 ha	Rural Plains	520B
D49	Whakatāne District Council	489 Braemar Road, Otakiri	Water Supply purposes Braemar Springs	Pt Lot 2 DP 16031	5.8781	Rural Plains	504B
D103	Bay of Plenty Regional Council	Eivers/McGarvey Road 2/2 McGarvey Road, Whakatāne	Flood Control Reserve	Section 47 BLK 11 Whakatāne SD	1.1533 ha	Active Reserve	105B, 505B
D104							
D105	Bay of Plenty Regional Council	33, 39, 50, 50A, 50B, 50C Cleary Avenue, Whakatāne 289A Paroa Road, Poroporo	Flood Control Reserve	Allot 30ESO43796 (part) Allot 30B2D2 ML19876 (part) Allot 30B2D1SO43866 (part) Allot 30B2E1SO43796 (part) Allot 196SO44561 (part) Allot 30B2F3ML12388 (part) Allot 30B2F4BSO43796 (part) Allot 197SO44567 (part) Allot 30C1E2ML12830 (part) Allot 30C1E3 ML12830 Allot 30C2A SO45243 Closed Road SO Plan (part)	12.9 ha	Rural Plains	108B, 112B, 113B, 505B
D106	Bay of Plenty Regional Council	127B, 127C Riverside Drive, Whakatāne	Flood Control Reserve	Lot 584 SO 44283 Crown Land SO Plan 44282	25.38ha	Rural Plains	108B

No	Requiring Authority	Facility and Address	Purpose	Legal Description	Area	Underlying Zoning	Planning Map No
	Council						
D107							
D108	Bay of Plenty Regional Council	53, 55 Arawa Road, Whakatāne	Flood Control Reserve	Lot 7 DP 18662, Lot 6 DP 18662 Closed Road 5043872	8.1269ha	Rural Plains	113B, 505B
D109	Bay of Plenty Regional Council	254A Valley Road, Whakatāne	Flood Control Reserve	Allot 235A SO 52677	738m ²	Light Industrial	116B, 505B
D110	Bay of Plenty Regional Council	37 Arawa Road, Whakatāne	Regional Council Depot	Lot 1 DPS 76522	3,523m ²	Rural Plains	113B, 116B, 505B
D111	Bay of Plenty Regional Council	26, 28, 30, 32, 34 The Strand, Whakatāne 5 & 11 Quay Street, Whakatāne	Regional Council Whakatāne Office	Lots 1 & 2 DPS 72721,	3616m ²	Business Centre	110B
D112	Bay of Plenty Regional Council	44C, 44D, 110, 110A Keepa Road, Coastlands 24A, 244B, 244C 210C, 200C, 200B, 200A, 210B, 210A Whakatāne River North, Coastlands	Flood Control Reserve	Allot 216SO45162 Allot 20SO366 Lot 2 DPS11166 Lot 1 DPS11166 Allot 165SO35284	24.6850 ha	Coastal Protection Zone	105B, 106B, 109B
D113	Bay of Plenty Regional Council	101, 100, 101U, 101V, 101W, 101X, 101Y, Mill Road, Orini 1Z, 1B, 1A, 1 State Highway 30, Orini 2Z, 2 State Highway 30, Coastlands	Flood Control Reserve	Allot 163SO33824 Lot2 DP25604 Lot 4DP21268 PtLot3DP21268 Lot3DP21268 Allot 29F1DP25358 Pt Allot 29ESO4428	2.8929 ha	Rural Plains / Coastal Protection Zone	108B, 109B
D114	Bay of Plenty Regional Council	1152, 1132, 1204, 1152, 1132, 1177 Rangitāiki River North, Edgecumbe	Flood Control Reserve	Allot 1351SO47379 Allot 1300SO47380 Lot 2 DPS 17015	3.7653	Rural Plains	129B
D115	Bay of Plenty Regional Council	1173, 1169, 1159, 1131, 1121A, 1121, 23A, 1177, 1173, 1169, 1159, 1131, 1121A, 1121 Rangitāiki River North Edgecumbe 31A, 27A, 23A, 29A, 25A 21A Hydro Road, Edgecumbe	Flood Control Reserve	Lot1 DPS 36520 (part) Sections 8 & 9 Rangitāiki Upper Allot 22GSO46807 Allot 22F2SO47492 Allot 22ESO47492 Allot 22DSO47492 Allot 22C7SO47492 Allot 22C1SO47492 Allot 22C2SO47492 Allot 22C3SO47492 Allot 22C4SO47492 Allot 22C5SO47492 Allot 22C6SO47492	3.9340 ha	Rural Plains	129B, 504B

No	Requiring Authority	Facility and Address	Purpose	Legal Description	Area	Underlying Zoning	Planning Map No
D116	Bay of Plenty Regional Council	10A Tanekaha Street, Edgecumbe	Flood Control Reserve	Allot 606SO45121	1.2809ha	Active Reserve	128B, 504B
D117	Bay of Plenty Regional Council	2B Ngaio Place, Edgecumbe	Edgecumbe Depot	Lot 1 DPS 74191	4 662m ²	Rural Plains	129B, 504B
D118	Bay of Plenty Regional Council	35 The Strand, Whakatāne	Council Car-park Strand East	Lot 1 DPS 86124 Lot 2 DPS 86124	1,595m ²	Business Centre	110B, 505B
D119	Bay of Plenty Regional Council	37 The Strand, Whakatāne	Regional Council Depot	Lot 2 DPS 91811 Lot 3 DPS 91811	2 373m ²	Business Centre	110B
D120	Minister of Police	62 Boon Street, Whakatāne	Police Station	Pt Lot 8 DPS2646	1,948 m ²	Business Centre	110B, 505B
D121	Minister of Police	54A Boon Street, Whakatāne	Police Station	Pt Lot 4 DPS 2646 Pt Lot 8 DPS 2646	298 m ²	Business Centre	110B, 505B
D122	Minister of Police	17 Kauri Street, Edgecumbe	Police Station	Lot 25 DPS 4540	926m ²	Residential	129B
D123	Minister of Police	24A Kowhai Avenue, Murupara 23, 23A, 25, 25Z Pine Drive Murupara	Police Station	Lot 120 DPS 9398, Sect 443, BLK XII Galatea SD, Sect 244 BLK XIII Galatea SD, Lot 146 DPS 4889, Lot 123 DPS 9398	1,691m ²	Residential	136B, 520B
D124							
D125	Ministry of Education	Apanui Kindergarten 414A Apanui Avenue Whakatāne	Apanui Kindergarten	Allotment 533 Waimana Parish	1146 m ²	Residential	109B, 505B
D126	Ministry of Education	Strathmore Kindergarten 45A Garaway Street, Whakatāne	Strathmore Kindergarten	Lot 9 DPS 5131	1389 m ²	Residential	113B, 505B
D127	Ministry of Education	Garaway Kindergarten 43A Garaway Street, Whakatāne	Garaway Kindergarten	Lot 8 DPS 5131	1386 m ²	Residential	113B, 505B
D128	Ministry of Education	Apanui School 92 McAlister Street Whakatāne	Apanui Primary	Lot 5 DPS 55822 Lot 21 DPS 10398 Lot 1 DPS 55822	3.8616ha	Residential	109B, 110B, 505B
D129	Ministry of Education	James Street School 96 James Street, Whakatāne	James Street Primary	Pt Lot 11 DP 10852	2.4155 ha	Residential	109B, 505B
D130	Ministry of Education	Allandale School 167 King Street, Whakatāne 67A, 67C, 67 Alexander Avenue, Whakatāne	Allandale Primary	Pt Lot 1 DP32425, Lot 2 DPS 1046; Lot 1 DP33559; Pts Lot 2 DP 32425	2.2837 ha	Residential	113B

No	Requiring Authority	Facility and Address	Purpose	Legal Description	Area	Underlying Zoning	Planning Map No
D131	Ministry of Education	Ōhope Beach School 170, 172, 176 Pohutukawa Avenue, Ōhope	Ōhope Beach Primary	Pt Lot 2 DP 23762 being 0.5886 ha Pt Lot 2 DP 23762 being 0.8787ha, Pt Lot 2 DP 23762 being 0.0152 ha	1.4825ha	Residential	118B, 119B, 506B
D132	Ministry of Education	Edgecumbe School 92, 94, 96 College Road, Edgecumbe	Edgecumbe Primary	Pt Lot 2 DP 20129, Lot 2 DP 23062; Pt Lot 138A DP 20891	2.6119ha	Residential	128B, 504B
D133	Ministry of Education	Whakatāne Intermediate School 101, 101A, 101B, 101C, 101D, 103, 105, 107, 109, 111, 113, 115 James Street, Whakatāne	Whakatāne Intermediate	Pt Lot 9 DP 10395, Pt Lot 7 DP 10395; Lot 1 DPS 2967, Pt Lot 8 DP 197, Lots 1-5 DPS 5519, Pt Lot 6 DP 36293, Lot 6 DPS197, Pt Lot 8 DP 10395, Lot 7 DPS 197	3.7014 ha	Residential	109B, 505B
D134	Ministry of Education	Whakatāne High School 53, 55A, 55, 59A, 56 Goulstone Road, Whakatāne 11 Soutars Avenue, Whakatāne 11 Lovelock Street, Whakatāne	Whakatāne High	Pt Allotment 287 Waimana Parish, Part Lot 6 DP8986, Part Lot 17 DP 11056, Part Allotment 261 Waimana Parish Part Lot 5 DP 8986, Lot 15 DPS 581	5.4052 ha	Residential	109B, 505B
D135	Ministry of Education	Trident High School 74, 76, 84, 84A, 84C, 84D, 84E, Arawa Road, Whakatāne 44 Lord Cobham Avenue, Whakatāne	Trident High	Sections 1 and 2 SO 433035	8.2972 ha	Residential	113B, 505B
D136	Ministry of Education	Edgecumbe College 96A, 96B, 98A, 98, 102 College Street, Edgecumbe	Edgecumbe College	Pt Lot 2 DP 15747, Lot 1 DP 23062, Pt Lot 2 DP 20129, Allotment 887 Matata Parish, Drain Reserve DP 15747	12.666 ha	Residential	128B, 504B
D137	Ministry of Education	Waiariki Polytech 33 Cutler Crescent, Whakatāne	Waiariki Polytech	Lot 1 DPS 65906	1.1218 ha	Residential	113B, 505B
D138							
D140	Ministry of Education	Te Kura Kaupapa Maori o Te Orini 33 Meadow Vale, Coastlands 9 Fishermans Drive, Coastlands	Te Kura Kaupapa Maori o Te Orini	Lot 287 DPS 29249	2.3860 ha	Education	103B, 505B
D141 ²	Ministry of Education	Murupara School 84 Pine Drive, Murupara	Murupara Early Childhood Education, Primary School and Secondary School	Lot 1 DPS 5003	2.8900 ha	Residential	136B, 530B

² The conditions set out in Section 22.2 apply to this Designation.

No	Requiring Authority	Facility and Address	Purpose	Legal Description	Area	Underlying Zoning	Planning Map No
D142							
D143	Ministry of Education	Te Kura Kaupapa Motuhake o Tawhiuau 43 Miro Drive, Murupara	Te Kura Kaupapa Motuhake O Tawhiuau	Pt Section 18 Blk XIII Galatea SD	2.3065 ha	Residential	136B, 520B
D144	Ministry of Education	Karamuramu Kindergarten School 20, 22 Rewa Crescent Murupara	Murupara Kindergarten	Lot 49 DPS 9398 Lot 48 DPS 9398	1280 m ²	Residential	136B, 520B
D145	Primary Designation Chorus New Zealand Limited	Whakatāne Exchange 69, 81 King Street, Whakatāne	Telecommunication & Radiocommunication and ancillary purposes	Pt Lots 2 & 3 DP 5008	2760 m ²	Business Centre	109B, 505B
	Secondary Designation Spark New Zealand Trading Limited						
D146	Primary Designation Chorus New Zealand Limited	Ōhope Exchange 185 Pohutukawa Avenue, Ōhope	Telecommunication & Radiocommunication and ancillary purposes	Lot 1 DP 352787	474 m ²	Residential	119B, 506B
	Secondary Designation Spark New Zealand Trading Limited						
D147	Chorus New Zealand Limited	Murupara Exchange 46 Pine Street, Murupara	Telecommunication & Radiocommunication and ancillary purposes	Part Lot 20 DPS 6620	586 m ²	Business Centre	136B, 520B
D148	Minister of Health	Whakatāne Health	Hospital Purposes	Lot 6 DPS 66626, Lot 7 DPS 6626, Lot 19 DPS 66626, Lot 2 DPS 77143, Lot 1 DPS 70738, Lot 2	8.1684 ha	Residential	109B, 505B 113B

No	Requiring Authority	Facility and Address	Purpose	Legal Description	Area	Underlying Zoning	Planning Map No
		6, 8, 16, 18 Garaway Street, Whakatāne 33, 39, 41, 46, 46A, 48/1, 48/2, 52/1, 52/2, 52/3, 52/4, 52/5, 52/6, 56A, 56B, 56C, 63, 63A, 63B Stewart Street		DPS 70738, Lot 13 DPS 6626, Lot 1 DPS 77143, Lot 18 DPS 66626, Lot 12 DPS 66626, Lot 5 DP 36953, Lot 1 DP 12339, Lot 1 DPS 63128, Pt Lot 6A DP 14175, Allot 6B3D Waimana PSH, Lot 3 DPS 63128, Lot 8 DPS 582			
D149	Minister of Health	Murupara Hospital 49, 51, 53 Oregon Drive, Murupara	Hospital Purposes	Lots 114, 115 and 116 DPS4889	2,076 m ²	Residential	136B, 520B
D150	Horizon Energy Distribution Ltd	Kope Substation 7B Victoria Avenue, Whakatāne	Substation	Lot 3 DPS 54500	1,281 m ²	Business Centre	109B, 520B
D151	Horizon Energy Distribution Ltd	Ōhope Substation 100 Maraetōtara Road, Maraetōtara	Ōhope	Lot 680 SO 49842	1,600 m ²	Rural Foothills	121B, 506B
D152	Whakatāne District Council	20 Harakeke Road, Murupara	Operation of Works Depot, Landfill, Pound & Dog Control Murupara, transfer station	Sec 34 BLK XII Galatea SD	10,2815 ha	Rural Foothills	136B, 520B
D153	Whakatāne District Council	52 Te Tahi Street, Whakatāne	Operation of Pound & Animal Control Whakatāne	Lot 14 DPS 83168	852 m ²	Light Industrial	116B, 505B
D154	Whakatāne District Council	12B, 16B, 18B Pine Drive, Murupara	Car-parking Pine Drive, Murupara Recreational Purposes – Playground Toilets	Sec 238 BLK XIII Galatea SD Sec 234 BLK XII Galatea SD Lot Pt 3 DPS 8825	4,501 m ²	Business Centre	136B, 520B
D155	Whakatāne District Council	205B Ngāti Manawa Road, Murupara	Sewerage Treatment Works, Murupara	Pt 1No2A, Ngatimanawa	10,2444 ha	Rural Plains	135B, 520B
D156	Whakatāne District Council	Valley Road, Whakatāne 276 Valley Road, Whakatāne 60C, 60B Te Tahi Street, Whakatāne	Water Treatment Plant	Lot 1 DPS 805 Lot 1 DPS 83635	5,105 m ²	Light Industrial	116B, 505B
D157	Whakatāne District Council	866A State Highway 38, Murupara	Water supply reservoir and pump station.	Pt Sec 2 SO 431945	4252 m ²	Rural Plains	136B, 520B
D158	Whakatāne District Council	10Z Kowhai Street, Ōhope	Water Supply Reservoir	Pt Allot 246B2C2B2 Waimana PSH	3052 m ²	Rural Foothills	136B, 520B

No	Requiring Authority	Facility and Address	Purpose	Legal Description	Area	Underlying Zoning	Planning Map No
D159	Whakatāne District Council	17 Hurinui Avenue, Whakatāne	Water Supply reservoir (Astronomical Observatory)	Lot 1 DPS 75526	2137 m ²	Residential	110B, 505B
D160	Whakatāne District Council	Kōhī Point Lookout Rd, Whakatāne 22, 24 Kōhī Point Lookout Road	Water Supply Reservoir	Lot 1 DPS 76920	1627 m ²	Residential	111B, 505B
D161	Whakatāne District Council	63 Melville Drive, Whakatāne	Water Supply Reservoir	Lot 56 DPS 23927	843 m ²	Rural Foothills	115B, 505B
D162	Whakatāne District Council	7RDR (Road Reserve) Melville Drive, Whakatāne	Water Pump Station	Lot 53 DPS 23925	27 m ²	Residential	114B, 505B
D163	Whakatāne District Council	Ōtarawairere Road, Whakatāne 10, 14 Ōtarawairere Road, Ōhope	Water Supply Reservoir and Pump Station	Allot 789 Waimana PSH	3052 m ²	Rural Foothills	111B
D164	Whakatāne District Council	2, 2A Beach Street, Whakatāne	Sewer Pump Station	Pt Lot 28 DP 16278 Pt Lot 29 DP 16278	1570 m ²	Residential	110B, 505B
D165	Whakatāne District Council	Bridger Glade	Water pump station	Road reserve	2138 m ²	Residential	114B, 505B
D166	Whakatāne District Council	Bunyan Road 2 Bunyan Road West, Coastlands	Screen Planting, Access Denial	Lot 278 DPS 27738	5,672 m ²	Active Reserve	103B, 505B
D167	Whakatāne District Council	5 Bunyan Road, Coastlands	Screen Planting, Sewer Pump Station	Lot 120 DPS 24685	719 m ²	Residential and Active Reserve	103B, 505B
D168	Whakatāne District Council	164 King Street, Whakatāne, 32, 34 Garaway Street, Whakatāne	Stormwater Drainage (Wainui Te Whara stream)	Part of Lot 37 DPS 582 Lot Pt 60 DPS 582 Allot 686 Waimana Parish	1.3006 ha	Residential and Active Reserve	113B, 505B
D169	Whakatāne District Council	7 Goulstone Road, Whakatāne	Stormwater Drainage	Lot 93 DP11056	1011 m ²	Residential	114B, 505B
D170	Whakatāne District Council	Waiewe Street 23A, 27A Waiewe Street, Whakatāne	Stormwater Drainage, Water Supply Line	Pt Lot 22 DPS 21260	3787 m ²	Residential	110B, 505B
D171	Whakatāne District Council	30 Pyne Street, Whakatāne 262 The Strand, Whakatāne 12 Buddle Street, Whakatāne	Stormwater Drainage	Lot 10 DPS 70388 Pt Lot 1 DPS 2646 Lot 4 DPS 46314 Lot 1 DPS 75412	1.020 ha	Active Reserve	110B, 505B

No	Requiring Authority	Facility and Address	Purpose	Legal Description	Area	Underlying Zoning	Planning Map No
D172	Whakatāne District Council	10, 10A Konini Place, Edgecumbe	Stormwater Drainage	Lot 17 DPS 19320 Lot Pt 25 DPS 18320 Lot 5 DPS 20035	448 m ²	Residential	129B, 504B
D173	Whakatāne District Council	2, 8, 26 Otakiri Road, Edgecumbe 103 Main Street, Edgecumbe	Stormwater Drainage	Sec 14 Town of Edgecumbe Sec Pt 75 Town of Edgecumbe	1.4674 ha	Residential	129B
D174	Whakatāne District Council	Whakatāne Wharf 2/2, 2/3, 2/1, 2 The Strand, Whakatāne	Harbour Operations	Sec Pt 7 DP 22594, Pt Lot 1 DPS 72551		Business Centre and Active Reserve	106B, 110B, 505B
D175	Whakatāne District Council	38Z, 38, 32 Muriwai Drive, Whakatāne	Harbour Operations & Car-parking	Lot 1 DP 72551 (part) and Lot 2 DPS 72551		Active Reserve	107B, 505B
D176	Whakatāne District Council	Ohope Wharf 340/7 Harbour Road, Ohope	Harbour Operations	Allot 453 Waimana Parish SO 39216 (part)		Active Reserve	123B, 124B, 506B
D177	Whakatāne District Council	Haig and Lovelock Street, Whakatāne	Proposed Service Lane (width 7 m)	Lot 28 DP 15708 (part) Lot 1 DPS 27264 (part) Lot 2 DPS 27264 (part)		Business Centre	109B, 505B
D178	Whakatāne District Council	11A Rata Avenue, Edgecumbe	Sewer Pump Station	Pt Allot 887 SO 48302	3050 m ²	Residential and Active Reserve	128B, 504B
D179	Whakatāne District Council	59, 63, 93, 93A, 139 Valley Road, Whakatāne	Plantation Reserve	Lot 3 DPS 44243 Lot 1 DPS 18181 Lot 2 DPS 44243 Lot 1 DPS 44243 Allot 503 Waimana PSH	10.1954 ha	Rural Foothills	113B, 505B
D180	Whakatāne District Council	10A, 10B, 10C, 10D, 10G, 10E, 10F James Street, Whakatāne 5A, 5B, 5C, 7A Victoria Avenue, Whakatāne	Car-parking and Service Lane (width 7m)	Lot Pt 55, 56 & 57 DP 11385 SO 48544 Lot 2 & 4 DPS 54500 Lot Pt 26, 27, 28, 30, 31 & 32 DP 8878 Lot 3 DPS 69893	6537 m ²	Business Centre	109B, 505B
D181							
D182	Whakatāne District Council	Bluett Park 5 Bluett Road, Ohope	Car-parking	Lot 4 DPS 44531	1068 m ²	Business Centre	119B, 505B
D183	Whakatāne District Council	1, 9 Kakahoroa Drive, Whakatāne	Car-parking	Lot 13 DPS 70664	1.1221 ha	Business Centre	110B, 506B

No	Requiring Authority	Facility and Address	Purpose	Legal Description	Area	Underlying Zoning	Planning Map No
D184	Whakatāne District Council	21 College Road, Edgcumbe	Proposed Service Lane (width 7 metres)	Part Allot 51 & 52 17 Matatā PSH		Business Centre	129B, 504B
D185	Whakatāne District Council	9, 9A James Street, Whakatāne 106Z, 98Z King Street Whakatāne	Proposed service Lane (width 7m) & car-parking	Section 4 and Section 5 SO 471204 Lot 3 DPS 689893	439 m ²	Business Centre	109B, 505B
D186	Whakatāne District Council	1, 3, 55A Valley Road, Whakatāne 33 Mokorua Parade, Whakatāne 129 Gorge Road, Whakatāne 33 Gorge Road, Maraetotara	Scenic Reserve (Mokorua)	Allot 720 Waimana Parish Allot 719 Waimana Parish Lot 1 DPS 16121 Allot 553 Waimana Parish	240 ha	Rural Foothills	110B, 114B, 115B, 505B
D187	Whakatāne District Council	1A Muriwai Drive, Whakatāne	Harbour Operation (Signal Station)	Lot 3 DPS 2301	1328 m ²	Residential	107B, 505B
D188	Whakatāne District Council	12C, 23, 11Y, 11Z, 13C, 14B, 13Z, 14Z, 18A, 18X, 18Y, 22X, 23J, 22Y, 24X, 22Z, 24Y, 24Z, 26B, 26D, 26E, 29A, 30A, 31A, 32D, 33Z, 32Z, 33Z, 32Z, 34B, 35B, 36A, 37A, 40C, 41X, 41Y, 42B, 41Z, 44Z, 45A, 43A, 44Y, 47Z, 48X, 48Y, 50C, 48Z, 51D, 52B, 55Y, 56X, 57A, 58A, 60Y, 60z West End Road, Ōhope	Proposed Coastal Protection (West End)	LOT 1 DPS 35837, LOT 2 DPS 36191, PT LOT 1 DPS 33353, PT LOT 1 DPS 33274, LOT 1 DPS 40005, LOT 1 DPS 64211, LOT 2 DPS 67447, LOT 3 DPS 67447, LOT 3 DPS 77585, LOT 1 DPS 67447, LOT 3 DPS 78500, PT LOT 4 DPS 33353, LOT 5 DPS 78500, LOT 5 DPS 83177, LOT 4 DPS 78500, LOT 4 DPS 83177, LOT 3 DPS 83177, LOT 3 DPS 71679, LOT 5 DPS 71679, LOT 4 DPS 71679, PT LOT 2 DPS 33531, PT LOT 3 DPS 33531, PT LOT 1 DPS 34758, PT LOT 1 DPS 37201, PT LOT 1 DPS 35606, PT LOT 1 DPS 39228, PT LOT 1 DPS 33531, PT LOT 1 DPS 34955, LOT 3 DP 307405, LOT 4 DP 307405, LOT 3 DPS 56811, PT LOT 3 DPS 35666, PT LOT 1 DPS 35876, LOT 1 DPS 56811, LOT 3 DP 313541, LOT 4 DP 313541, LOT 5 DP 313541, LOT 4 DP 307922, LOT 5 DP 307922, PT LOT 2 DPS 35666, LOT 5 DPS 64407, LOT 4 DPS 64407, PT LOT 1 DPS 33530, PT LOT 3 DPS 33530, LOT 3 DP 314438, PT LOT 2 DPS 35854, LOT 4 DPS 72116, PT LOT 3 DPS 39043, PT LOT 1 DPS 39043, LOT 4 DP 330015, LOT 5 DP 330015, LOT 8 DPS 41724, LOT 1 DPS 77509, LOT 5 DPS 41723, LOT 4 DPS 41723, LOT 2 DPS 77509, LOT 6 DPS 41723, LOT 3 DPS 41723, LOT 2 DPS 41723, LOT 1 DPS	3.1315ha	Coastal Protection	117B, 505B, 111B

No	Requiring Authority	Facility and Address	Purpose	Legal Description	Area	Underlying Zoning	Planning Map No
				41723			
D189	Whakatāne District Council	44, 50, 52 Ohuirehe Road, Coastlands 3606, 3508, 3468, 3438 Bay of Plenty Coastlands 39A, 39B 39C, 29C, Bunyan Road, Coastlands 105, 121 Dawn Parade, Coastlands 57A Omega Place, Coastlands	Coastal Protection (Coastlands)	Lot 4 DPS 68804, Lot 2 DPS 56339, Lot 4 DPS 80947, PT Lot 2 DPS 9881, Lot 7 DPS 63452, Lot 1 DPS 56339, Lot 6 DPS 9881, Lot 7 DPS 68804, Lot 1 DPS 68804, Lot 2 DPS 29769, Lot 7 DPS 9881, Lot 4 DPS 9881, Lot 3 DPS 29770, Lot 1 DPS 29769, Lot 3 DPS 85424, Lot 4 DPS 85424, Lot 5 DPS 68804, Lot 1 DP 420626, PT Lot 2 DP 32234	37.0951ha	Coastal Protection	103B, 505B, 106B
D190	Whakatāne District Council	21C, 21D, 55Z, 56Y, 56Z, 59W, 59Y, 59Z West End Road, Ōhope	Esplanade Purposes, Car-parking, Public-access	Lot 3 DPS 73487, Lot 4 DPS 73487, Lot 5 DPS 73487, Lot 1 DPS 46220, Lot 1 DPS 64589, Lot 5 DPS 64406, Lot 3 DPS 64406, Lot 4 DPS 64406	2,503m ²	Coastal Protection	117B, 111B, 505B
D191	Whakatāne District Council	1, 5, 7, 9, 11, 13 Pohutukawa Avenue, Ōhope 7, 9, 11, 13 Mair Street, Ōhope	Recreation purposes, Car-parking, Playground, Toilets (Mahy Reserve)	Lot 23 DP 25336, Lot 20 DP 22192, Lot 17 DP 22192, Lot 19 DP 22192, Lot 18 DP 22192, Lot 16 DP 22192, Lot 24 DP 25336, Lot 21 DP 25336, Lot 22 DP 25336, Lot 144 DP 22192, PT Lot 15 DP 22192	2.5901ha	Active Reserve	117B, 118B, 505B
D192	Whakatāne District Council	213, 237, 239, 243 Pohutukawa Avenue, Ōhope	Recreation purposes, Car-parking, Playground, Toilets (Maraetōtara Reserve)	ALLT 681 Waimana PSH, Pt Lot 140 DP 22193, Lot 1 DPS 4792, ALLT 682 Waimana PSH, Lot 144 DP 22192	2.4159ha	Active Reserve	119B, 506B
D193	Whakatāne District Council	149 Ocean Road, Ōhope	Recreation Purposes (Ocean Road Reserve)	Lot 94 DPS 8479	2.2213ha	Coastal Protection	120B, 123B, 506B
D194	Whakatāne District Council	202 Harbour Road, Ōhope	Recreations purposes, Playground, Toilets (Otao Reserve)	Allot 452 Waimana PSH	1.9043ha	Coastal Protection/Active Reserve	123B, 506B
D195 ³	Chorus New Zealand Ltd	Edgecumbe Exchange 7 College Road, Edgecumbe	Telecommunications and radio communications and ancillary purposes	Pt Allotment 52 Parish of Matatā & Pt Sec 28 Allotments 51 & 52 Parish of Matatā	1,012m ²	Business Centre	129B

³ The conditions set out in Section 22.2 apply to this Designation

No	Requiring Authority	Facility and Address	Purpose	Legal Description	Area	Underlying Zoning	Planning Map No
D196	Whakatāne District Council	86 Victoria Avenue, Whakatāne	Sewer Pump Station	Lot 3 DPS 15006	1,718m ²	Active Reserve	109B, 505B
D197 ⁴	Whakatāne District Council	37A Kirk Street, Whakatāne	Stormwater Drainage Sewer Line	Lot 32 DPS 4214	1,798m ²	Active Reserve	113B, 505B
D198 ⁵	Whakatāne District Council	Pyne Street South Car Park	Parking (Pyne Street South)	LOT 1 DPS 57637, LOT 2 DPS 57637	2,498m ²	Business Centre	110B, 505B
D199 ⁶	Whakatāne District Council	Pyne Street North Car Park	Parking (Pyne Street North)	Lot 2 DPS 46314	3,027m ²	Business Centre	110B, 505B
D200	Whakatāne District Council	Canning Place to Kakahoroa Drive through Wharaurangi ("The Gap")	Pedestrian Street/Road	Lot 1 DP 27126, Lot 11 DP 11959, Sect 1 SO 46861, Lot 13 DPS 70664		Business Centre/Active Reserve	110B, 505B
D201 ⁷	Chorus New Zealand Ltd	Galatea Exchange 4522 Galatea Road, Matahina-Minginui	Telecommunications and radio communications and ancillary purposes	Part Section 2 Block VI Galatea SD	268m ²	Rural Foothills	520B
D202 ⁸	Chorus New Zealand Ltd	Waimana Exchange 275B Waimana Road, Waimana	Telecommunications and radio communications and ancillary purposes	Section 2 SO Plan 57402	1,378m ²	Residential	134B
D203 ⁹	Chorus New Zealand Ltd	Te Teko Exchange 11 State Highway 30, Te Teko	Telecommunications and radio communications and ancillary purposes	Section 2 SO Plan 57587	354m ²	Commercial	131B
D204 ¹⁰	Chorus New Zealand Ltd	Tāneatua Exchange 63 Tūhoe Street, Tāneatua	Telecommunications and radio communications and ancillary purposes	Section 2 Survey Office Plan 57401	280m ²	Commercial	132B

Table 22:1 Designations

⁴ The conditions set out in Section 22.2 apply to this Designation

⁵ The conditions set out in Section 22.2 apply to this Designation

⁶ The conditions set out in Section 22.2 apply to this Designation

⁷ The conditions set out in Section 22.2 apply to this Designation

⁸ The conditions set out in Section 22.2 apply to this Designation

⁹ The conditions set out in Section 22.2 apply to this Designation

¹⁰ The conditions set out in Section 22.2 apply to this Designation

22.2 CONDITIONS OF SPECIFIED DESIGNATIONS

22.2.1 Designation D44: Whakatāne District Council: Operation of Airport

This designation is subject to the following conditions:

1. No works associated or consistent with the designation purpose, including erection of buildings or structures, modification to the land, earthworks, removal or disturbance of indigenous vegetation (except weed control) shall be undertaken on that part of the designated land identified as being within **Significant Indigenous Biodiversity Site** BS71A unless, pursuant to rule 15.2.4.1, a certificate of compliance has been issued by the Council confirming that the proposed works will not involve the clearance of any significant indigenous vegetation.

22.2.2 Designation D141: Ministry of Education: Murupara School

This designation is subject to the following conditions:

1. Additional on-site car parking to comply with the requirements of the Whakatāne District Plan shall be provided.
2. A lay-by facility to provide for student drop-off and pickup shall be provided.
3. A bus loading zone shall be provided.
4. A comprehensive Outline Plan is required to be submitted to Council for consideration prior to any development of the site to accommodate the new purpose. (Note: This does not include the already “approved” temporary buildings).

Advice Notes:

1. The above conditions are imposed to mitigate potential traffic effects identified in the Traffic Impact Assessment accompanying the application.
2. An Outline Plan was approved on 4 February 2013 to allow temporary buildings to be located on this site to accommodate the new student range. That approval lapses on 4 February 2015. The above conditions must be complied with by 4 February 2015, even if the “permanent” redevelopment of the site has not been completed.

22.2.3 Designation D197 and D198: Whakatāne District Council: Pyne Street Car Parks North and South

These designations are subject to the following conditions:

22.2.3.1 Engineering

- a) Engineering plans for all engineering works shall be in accordance with Whakatāne District Council's Engineering Code of Practice and shall be submitted to Council for approval prior to any work being carried out on site.
- b) All works shown on the approved engineering drawings shall be installed in accordance with the Whakatāne District Council's Engineering Code of Practice.
- c) A new commercial double lane vehicle crossing shall be formed and constructed in accordance with Standard Drawing R09 of the Whakatāne District Plan and the Whakatāne District Council's Engineering Code of Practice.
- d) An application form for road opening must be submitted and approved by the Council prior to any works commencing.

- e) Any redundant vehicle crossings shall be removed with the footpath, berm, kerb and channel being reinstated.
- f) All on-site parking and manoeuvring areas shall be formed and constructed to a minimum two-coat sealed standard, with approved stormwater control.
- g) The dimensions of the access, all parking spaces and manoeuvring aisle widths shall meet or exceed AS/NZS requirements. Engineering design drawings for the proposed parking areas, including disabled parks shall be submitted to Council for approval prior to works commencing on site.
- h) All nominated parking spaces shall be marked on site in accordance with the approved plan and AS/NZS 4121 to clearly demarcate their positions.

22.2.3.2 Construction Management Plan

- a) The Requiring Authority shall prepare and submit a Construction Management Plan (CMP) prior to works commencing on the site. The plan shall detail how the potential adverse effects from construction activities will be avoided, remedied or mitigated. The CMP shall include:
 - i. The contact name and day time and after hours phone numbers of the person responsible for implementation of the CMP
 - ii. A traffic management plan prepared in accordance with the TNZ Code of Practice for Temporary Traffic Management. The plan shall include routes to be taken and dates and times of truck movements for cut/ fill transportation and shall be submitted to the Council's Engineering Provider for approval at least five working days prior to any works being carried out on site.
 - iii. Details on stormwater management and sediment control during the excavation and construction stage.
 - iv. Details of how the construction area shall be fenced off from the adjacent areas with appropriate warning signs erected advising the public of the works taking place.
 - v. How dust will be managed so it does not become a nuisance pursuant to the Health Act.
 - vi. Hours of operation for works
 - vii. How noise levels will be kept in compliance with the construction noise standards
 - viii. Time frames and methods of re-grassing of areas as necessary

22.2.3.3 Lighting

- a) Any external lighting including security lighting, shall comply with the following.
 - i. Day-time Lighting- No person shall use, on any premises, between the hours of 7.00 am to 10.00 pm, any artificial lighting in such a manner that the use of such lighting causes an added illuminance in excess of 125 lux, measured horizontally or vertically at any point two meters within the boundary of or at a building on (whichever is the closer) any adjacent land which is zoned Residential 1 (Urban Living).
 - ii. Night-time Lighting- A person shall not use on the premise between the hours of 10.00 pm and 7.00 am any artificial lighting in such a manner that the use of such lighting causes: (i) an added illuminance in excess of 10 lux measured horizontally or vertically at any window of an adjacent dwelling; (ii) an added illuminance in excess of 20 lux measured horizontally or vertically at any point of any adjacent land which is used for residential purposes.
 - iii. Glare- Exterior lighting adjacent to land on which there is a dwelling or a public road shall be so selected, located, aimed, adjusted and screened as to ensure that glare resulting from the lighting does not cause an appreciable level of discomfort to any person (including drivers of vehicles on roads).

- 22.2.3.4 Fencing
- a) A 1.8 metre high close-boarded wooden fence shall be erected and maintained by the requiring authority along the southern property boundary of the land affected by Designation 197.
- 22.2.3.5 Landscaping
- a) The Requiring Authority shall submit for approval, prior to the commencement of work on the site, a landscaping plan prepared by a suitably qualified person. It shall show vegetation to be retained and proposed new landscaping works. The plan shall be prepared in accordance with the Council's Standard Landscape Requirements
- b) The approved landscape plan shall be implemented by the end of the first growing season following completion of the works on the site. The landscaping shall be maintained on the site in perpetuity.
- 22.2.3.6 Archaeology / Cultural
- a) The Requiring Authority shall cease all operations immediately should any koiwi or other taonga be discovered within the area of the development. Any archaeological sites within the area affected by this operation shall not be modified or disturbed in any way unless written authority has been obtained from the Heritage New Zealand Pouhere Taonga in consultation with the relevant iwi authority.

22.2.4 Conditions for Chorus NZ Ltd Designations D195, D201-D204

- 22.2.4.1 Mast and **Antenna** Height
- a) The height of any new mast and associated **antennas** (excluding any lighting rod) shall not exceed:
- i. 25 metres at D201 (Galatea Exchange);
 - ii. 13m at D202 (Waimana Exchange)
 - iii. 15m at D203 (Te Teko Exchange), D204 (Taneātua Exchange), D195 (Edgecumbe Exchange).
- b) **Antennas** mounted on the roof of a building shall not extend more than:
- i. 3m above the maximum height of the roof of the building at D202 (Waimana Exchange), D203 (Te Teko Exchange) and D205 (Taneātua Exchange) sites.
 - ii. 5m above the maximum height of the roof of the building at D201 (Galatea Exchange) and D195 (Edgecumbe Exchange) sites.
- c) Any new mast and associated **antennas** shall comply with the following height in relation to boundary control from adjoining Residential zoned site:
- i. A height equal to 2.7m plus the horizontal distance between that part of the building and the nearest site boundary.
- 22.2.4.2 Building Height and Location
- a) The maximum height of any new building or building extension (excluding any mast, **antennas** or generator exhaust flue), shall not exceed:
- i. 9m at D202 (Waimana Exchange) and D195 (Edgecumbe Exchange);

- ii. 8m at D201 (Galatea Exchange), D203 (Te Teko Exchange) and D204 (Taneātua Exchange).
- b) At D202 (Waimana Exchange) and D203 (Te Teko Exchange), the minimum building setback from any land zoned Residential (excluding any mast, antennas, generator exhaust flue or air conditioning equipment) is 3m, except that this shall not restrict the maintenance and upgrading of any existing building where it already infringes this condition, provided there is no additional exceedance of the setback.

22.2.4.3 Noise

- a) Any new noise generating equipment (excluding any electricity generator required for emergency backup power generation) shall not exceed the following noise limits:
 - i. At the site boundary where the zone is Business Centre or Commercial:
 - a. 7.00am – 10.00pm: 55 dBA Leq
 - b. 10.00pm – 7.00am: 45 dBA Leq
 - ii. At the site boundary/ notional boundary 20m from the façade of any building (whichever is closer to the dwelling) where the zone is Rural, or at the site boundary where the zone is Residential.
 - a. 7.00am – 10.00pm: 50 dBA Leq
 - b. 10.00pm – 7.00am: 40 dBA Leq
- b) Where existing site noise already exceed the levels in condition 6 above, any new noise generating equipment (excluding any electricity generator required for emergency backup power generation and/or load shedding) shall cumulatively, in combination with any other noise generating equipment on the site, not result in any increase in existing noise levels received at any other property boundary. A noise assessment may need to be submitted as part of any outline plan (depending on circumstances such as the nature of noise generating equipment, remoteness of the site, and proximity to boundaries) to confirm the existing noise levels and predicted new noise levels to confirm compliance with this condition.
- c) For any new electricity generator required for energy generation and/or load shedding that exceeds the noise limits in condition 6. above, an Outline Plan shall be required that demonstrates how the equipment and any mitigation is the best practicable option (BPO) to ensure that noise levels do not exceed a reasonable level.

22.2.4.4 Outline Plans

- a) No Outline Plan shall be required for any internal building works that do not result in any increases in noise emissions, or for the replacement of any antennas with antennas of a similar size provided that there is no overall increase in the overall height of the facility.

22.3 STEM ASSESSMENT

The Standard Tree Evaluation Method (STEM) evaluates an individual tree against the following criteria:

CONDITION EVALUATION

Form	To obtain the most points, the tree should be reliable in structure and be a good example of the species.
Occurrence	This is an assessment of botanical detail and determines whether or not a species is predominant or rare, the latter scoring highest.
Vigour and	This is an assessment of the health of the tree. Mature trees display vitality and

Vitality	younger trees show greater vigour. Trees do shed branches but often to sustain their natural balance. Without interference and having vitality, a tree will outlive the human life span by hundreds of years.
Function	Trees have firstly a physical function, e.g., to filter sun, noise, dust and wind; and secondly a conservation function, e.g., to act as wildlife corridors, provide refuge and shelter for birds and are also a source of food for birds, animals and humans.
Age	The loss of a mature tree because of human actions leaves an equivalent time lapse before a replacement tree will fulfil similar functions.

AMENITY (COMMUNITY BENEFIT)

Stature	This serves to record the height or width of the tree, whichever is the greater.
Visibility	This identifies trees which contribute as a visual feature in both urban and rural situations. They often provide an orientation device for the community, especially in cities and towns where few landmarks exist.
Proximity of other Trees	This recognises the potential significance of a lone tree in an urban situation. The rationale in the broadest terms is that one tree in a street or bare rural field draws attention to itself, meaning the fewer the trees, the more they are valued. A tree removed from a group would have less of an overall impact.
Role in Setting	This determines a tree's value and influence, in a particular landscape or setting. It is an expression of the tree's visual and amenity contribution, or its particular association to its location, e.g., a churchyard yew.
Climatic Influence	This evaluates a tree's influence on the microclimate by providing shade, shelter, cooling, modifying wind turbulence and intercepting rain.
Notability (Distinction)	This is used to qualify trees of major importance and usually over 50 years old; otherwise it is left blank. It also details the overriding major factors used in describing the notable qualities of a significant tree, group or stand of trees. These notable qualities are awarded for stature, historic or scientific merit and divided into local, district, regional, national or international columns.

STATURE

Feature	This verifies exceptionally large proportions of visual interest owing to height, spread, trunk dimensions, unusual or sculptural shapes, e.g., windswept.
Form	The tree would have to be recognised as an outstanding example of the species. This can also apply to groups of trees.

HISTORIC

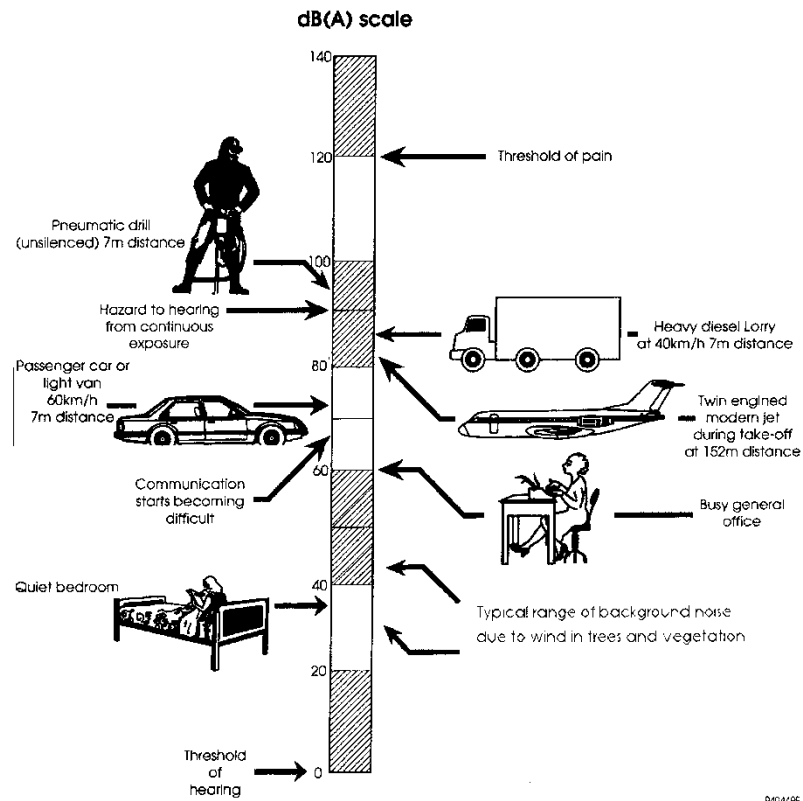
Age	The tree would need to have a well documented age over 50 years.
Association	The tree, group or stand, must have a well recorded association with a major natural or planned event, an eminent person, or perhaps be known and revered for traditional or cultural significance.
Commemoration	Trees that have been planted to commemorate an occasion would qualify under this criterion. This is particularly the case with early Arbor Day plantings or links with occasions of importance in New Zealand's history, such as battles or treaties.
Remnant	This applies to remnants of native forest or exotic tree plantations. This section may give added weight to the outstanding merits of a tree because of its intrinsic value to a particular ecosystem. Points for proven importance to flora or fauna can also be awarded.
Relict	This description applies when a tree exists in an environment which has changed from that which is typical for that tree species.

SCIENTIFIC

Source	Trees that gain special recognition under "source" would gain points for their exceptional species qualities or generic derivation.
Rarity	These trees need to have authenticated scientific documentary evidence of their rarity.

Endangered These trees are assessed as threatened under the criteria developed by the International Union for the Conservation of Nature (IUCN), i.e., locally threatened, rare, endangered, threatened and critical.

22.4 EXAMPLE SOUND LEVELS



SUMMARY OF NEW ZEALAND NOISE STANDARDS

This Plan references a number of New Zealand standards. Below is a summary of the purpose of the standard.

NZS 6801:2008 Acoustics – Measurement of Environmental Sound

Provides guidance with regard to measurement of environmental sound. Includes definitions of basic quantities to be used in describing sound and procedures for the measurement of sound.

NZS 6802:2008 Acoustics – Environmental Noise

Sets out procedures for the assessment of noise for compliance with noise limits and also provides guidance for setting noise limits. This standard must be read in conjunction with NZS6801.

NZS 6803:1999 Acoustics – Construction Noise

Sets out a procedure for the assessment of noise for compliance with noise limits and provides guidance on the setting of noise limits from certain activities. It is generally accepted that receivers of noise will tolerate a higher level of noise provided that it is not on going and that its hours and days are shorter than that for permitted activities.

NZS6803 provides generous noise limits during the daytime but shortens the working week and requires compliance with limits normally associated with night-time limits at times when an activity is not occurring.

NZS 6805:1992 Airport Noise Management and Land Use Planning

Establishes maximum acceptable levels of aircraft noise exposure around airports. The Airport Noise Boundary concept is used by Territorial Local Authorities to establish compatible land use planning and to set limits for the management of aircraft noise where this is needed to protect community health and amenity.

NZS 6806: 2010 Acoustics – Road traffic Noise: New and altered roads

Recommends noise criteria to be applied to road traffic noise from new or altered roads received at the assessment position(s) of noise sensitive receivers. This standard does not apply to existing roads. NZS6806 replaces the "Transit Guidelines" which were used to assess road traffic noise impacts.

NZS 6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas

Details procedures for the measurement and assessment of noise from existing and proposed helicopter landing areas, and recommends land use planning measures where these are necessary to mitigate the adverse effects of noise on land uses surrounding the helicopter landing area.

NZS 6808: 2010 Acoustics – Wind farm noise

Cover the prediction of sound from wind turbine generators (WTGs), the measurement of sound from WTGs and assessment of the received sound. The standard is intended for use with turbines with a swept area of greater than 80m² (rotor diameter greater than 5m). Domestic size WTGs are unlikely to have a rotor diameter greater than 5m; nonetheless components of NZS6808 are still valid and can be used in conjunction with NZS6801 and 6802 where an assessment is required.

NZS 6809:1999 Acoustics – Port Noise Management and Land Use Planning

For use by local authorities in resource management and regulatory roles, and port operators to facilitate management of noise emanating from port operations. The standard describes a method for establishing noise limits and associated land use controls with the objective of protecting community health and amenity while recognizing the need for efficient operation, use and development of ports.

22.6 STRAND CHARACTER AREA GUIDELINES

INTRODUCTION

The Whakatāne Town Centre is the focal point of Whakatāne's community life, **business activity** and tourism. Whakatāne is fortunate to have maintained a compact and vibrant town centre from Buddle Street to Kakahōroa Drive, and Richardson Street to George Street, with retailing activity focused on The Strand.

These design guidelines are intended to protect and reinforce the character of The Strand, inform builders, designers and developers about the community's goals and expectations, and still allow creative freedom in meeting those goals. In addition, they form a set of criteria against which new development can be evaluated.

The guidelines which follow offer a range of techniques to encourage positive outcomes for alterations and additions to existing buildings in the character area, as well as encourage new development that responds sympathetically to existing character. It is important to note that parts of The Strand Character Area are quite distinctive in terms of when they were developed and their built character.

Since no two particular situations will be alike, creative design solutions and alternative approaches which meet the goals of the guidelines are welcome.

OBJECTIVES

The objectives of these guidelines are to ensure that all new development, and changes to existing buildings, within The Strand Character Area:

- a. Harmonises with the design, scale, massing and appearance of adjacent development, i.e., is a "good neighbour"; and
- b. Reinforces the character of Whakatāne, particularly for new development in proximity to heritage buildings.

OVERVIEW

New development may be co-ordinated with its surrounding urban environment in a number of ways. An important starting point is understanding the local context. A brief summary of the historic development of The Strand Character Area is set out below, together with an overview of its built character.

Overview of historic development in the strand character area

Ngāti Awa have been based at Whakatāne since the arrival of the Mātaatua canoe. Abundant resources, fertile soil, and easy transport and communication routes up rivers and along the coast led to the region becoming heavily-populated. Several hundred years of occupation by tangata whenua Ngāti Awa leading a traditional Māori lifestyle were slowly influenced over the first few decades of the 19th century following contact with European explorers, missionaries and traders. By the 1840s more sustained relationships were established particularly through trade, shipbuilding and religion.

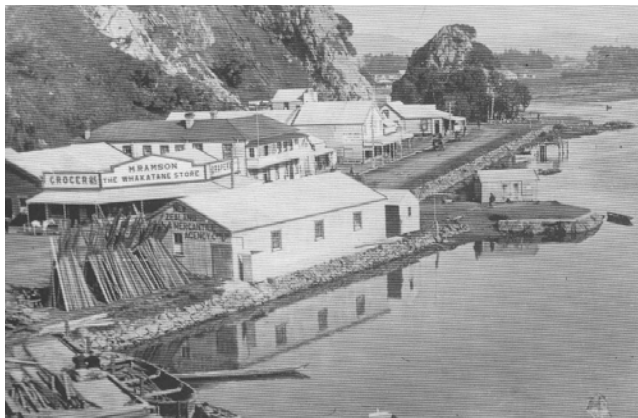
Ngāti Awa's lands were confiscated in 1866 and soon after government surveyors began to map the district and plan subdivisions for commercial development, residential settlement and farms. More upheaval came in March 1869, when Te Kooti Arikirangi and his followers attacked Te Poronui mill near Whakatāne. Following this the Armed Constabulary remained at Papaka Redoubt above Whakatāne for several years.



View eastward along the Strand in 1910 showing small-scale timber framed buildings. WMG 524

The river-side location, together with proximity of the rock escarpments behind, provided a unique setting for the township, further defined by the location of Pohaturoa, the sacred rock, within the centre of the township. The town itself was slow to develop, partly due to the limited availability of land: the only dry areas were the coastal strip to the east of Pohaturoa and a narrow strip between what became Commerce Street and the foot of the escarpment. These areas were surveyed into small plots of land, some of which were allocated for government needs. The earliest commercial development occurred along The Strand east of Pohaturoa and faced the Whakatāne River. Access to Whakatāne was primarily by sea and goods stores were built near the jetties and wharves.

Whakatāne's economic development was agriculture-based. Whakatāne became a service town for the region's farmers, as well as the port for export and import of goods and produce. As the town's business opportunities expanded and population numbers increased, the coastal strip at the base of the escarpment proved too confined. A series of reclamations provided additional land for development. The first of these was in 1899 creating a site specifically for the post office.



An early photograph of the Strand showing stone faced breast work along the river bank representing the first efforts to reclaim the soft shore east of Pohaturoa. (Photograph from Ken Phillips private collection)

Between 1916 and 1921 Whakatāne was the fastest growing town in the country. Reclamation of the river bed on the northern side of The Strand and widening of this main thoroughfare between George Street and Pohaturoa in 1912 provided additional commercial land. In the early decades of the 20th century masonry buildings were progressively constructed on the new northern sites. Redevelopment of the southern side of The Strand also occurred with many of the buildings on this side built in the 1920s and 30s, including the Whakatāne Hotel and Commercial Hotel, both built in 1939. This part of Whakatāne retains a consistent and cohesive group of early or traditional buildings from this period of development.



A similar view eastward along the Strand after reclamation on the northern side. WMG 524



Development on the north side of The Strand following reclamation. WMG Neg no P6736

Further development was possible after WWII with the land west of Pohaturoa and north of Louvain Street drained and developed for commercial land. The Post Office, and banks relocated to The Strand extension and new commercial retail outlets and offices located in this precinct along with the District Council offices, Power Board and Police Station. This development coincided with the earliest formal planning mechanism, the district scheme in the late 1950s and early 1960s. This period and pattern of development is clearly evident in the age, type and scale of buildings in this area.



Aerial photo taken in May 1937. The top right corner is the location of the central shopping area. Commerce Street runs diagonally up the page and connects into The Strand. Land north of Louvain Street is un-reclaimed tidal estuary with rudimentary tracks. New Zealand Aerial Mapping 50 B/4



Aerial photo taken in the early 1970s showing the extent of development that has occurred west of Pohaturoa. Whakatāne District Council

The Built Character of The Strand

The Strand in Whakatāne developed as the commercial and retail mainstreet and has clearly identifiable areas or precincts, in terms of built character, that relate to periods of development. To the east of Pohaturoa and the intersection with Commerce Street is the earliest part of the town centre developed in the late 19th and early 20th centuries, while to the west, development on the north side, occurred after WWII, following drainage and reclamation works. The south side of The Strand includes buildings such as the Whakatāne Hotel and Commercial Hotel built in the 1930s.

There is a clearly recognisable historic core in the buildings on The Strand between Pohaturoa and the Quay and George Street intersections. This group of early 20th century retail and commercial buildings remains largely intact and creates a distinctive streetscape because of its consistency in terms of scale, materials, form, design and its continuity of retail frontages. These buildings are typically one or two storied, constructed of plastered brickwork and designed in 'stripped' Classical and Art Deco styles.

Buildings are built up to the street edge, and reasonably narrow in width, reflecting the lot sizes. The façades of wider buildings are broken into bays, and also modulated vertically by parapets and cornices. Upper storey windows are often vertically proportioned and appear as openings in a predominantly solid wall, whereas large framed display windows at the **ground level** give this part of the façade a more transparent appearance. Verandahs are typically suspended from the façades. Roof forms are concealed behind building parapets.



Figure 1: Typical components of late 19th and early 20th century building frontages



76 The Strand, built c. 1912



80-82 The Strand, built c. 1922



84 The Strand, built c. 1920



88-92 The Strand, built c. 1922



108-110 The Strand, built c.1921



159 – 163 The Strand, Post Office built in 1956



Whakatane Hotel, 77-79 The Strand, built 1939



175 The Strand, Bank of New Zealand, built in 1961



101 The Strand, Whakatane. In 1936 the first floor was added to building for NZ Loan & Mercantile Co.



156 – 158 The Strand, built in 1950

THE STRAND- WESTERN PRECINCT

The area west of the historic core and west of Pohaturua along The Strand continues the historic pattern of development with generally small lots and buildings constructed to the edge of the street. This part of The Strand contains a recognisable group of post WWII buildings, including the Post Office; BNZ bank; Coronation Buildings and office building on the south west corner of Richardson and Boon Street. The architectural style of these buildings includes a range of post-WWII modernist styles, with greater variety in fenestration and verandah types. The scale continues to be typically one and two storeys.

THE GUIDELINES MAINTAINING, ADAPTING AND ALTERING EXISTING HERITAGE AND CHARACTER BUILDINGS

Existing buildings in Whakatāne make a significant contribution to the established character of the streetscape and its sense of place. The many well-maintained heritage character buildings are an asset to the centre, making it an appealing place to visit and use. The retention, sympathetic use and maintenance of Whakatāne's existing character buildings is encouraged.

KEY TIPS:

1. Find out more about the architectural character and history of a place as a helpful starting point. Identify the most important original exterior and interior elements and aim to retain and enhance during any work.
2. Carry out regular and careful **maintenance**
3. Retain sound elements - buildings don't have to look as new and aged elements help to understand their historic character.
4. Repair elements in compatible materials rather than replacing where possible.
5. Retain original timber joinery and repair.
6. Where repairs are necessary, carry out to match original materials and detail. Seek specialist advice on repair if necessary.
7. Retain existing unpainted brick or plaster facades as is.
8. Don't obscure significant elements with coverings or recladding, or with signage.
9. Keep original verandahs and shopfronts if possible, or consider reinstating detail that has been lost, based on sound evidence of the original. Shopfront design and detail should relate to the overall architectural character of the building rather than being a separate or themed feature.
10. Keep important original or early interior detail that still remains where practical.
11. Seek advice on structural work and aim to first optimise
12. the inherent strength of the existing building structure.
13. Keep change to a reasonable minimum in planning any alterations or additions. Ensure alterations or additions don't dominate and relate sensitively to an existing building.
14. Signage shouldn't obscure architectural detail and should be well integrated with the design of the facade. It should not be mounted above the parapet.
15. Investigate original or early colours used to help with developing new colour schemes when repainting is due.



Locating copies of the original architectural drawings can be very useful in identifying important elements to be repaired or possibly reinstated, as well as in planning new **additions** and preparing colour schemes. The drawing above is for the Commercial Hotel designed in 1939 by Birr and Mirfield a well known Gisborne firm of architects.

New and infill buildings in The Strand character area

As noted parts of The Strand Character Area were developed at different times and the built character varies. The eastern part of the character area comprises groups of early 20th century buildings while the western end was developed later. So before developing designs for new or infill buildings, it is important to understand the particular site context, scale and architectural character of neighbouring buildings.



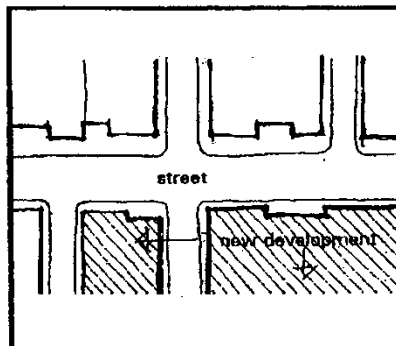
3.1 Context

Guideline

New buildings should express their own identity while respecting the height, massing, scale, and appearance of adjacent buildings.

Rationale

For a building to fit its context, it must relate to its neighbouring buildings.



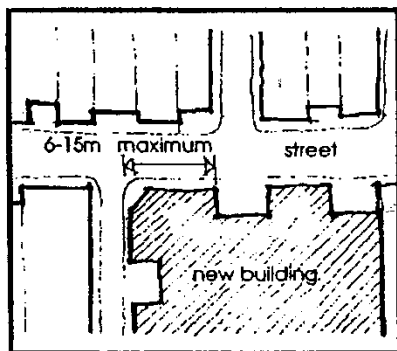
3.2 Development Framework

Guideline

Large new development should maintain the existing pattern of streets and blocks. Where the street pattern is interrupted, a pedestrian arcade or walkway should be considered.

Rationale

This guideline is intended to continue scale and pattern of development within The Strand Character Area.



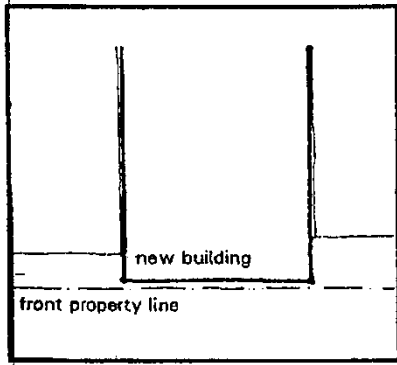
3.3 Development Rhythm

Guideline

Respect Whakatāne's historic subdivision and development patterns by breaking up larger, multi-lot buildings at between six and 15m intervals.

Rationale

Whakatāne's original pattern of subdivision established a "rhythm" of individual shopfronts and freestanding buildings which should be continued.



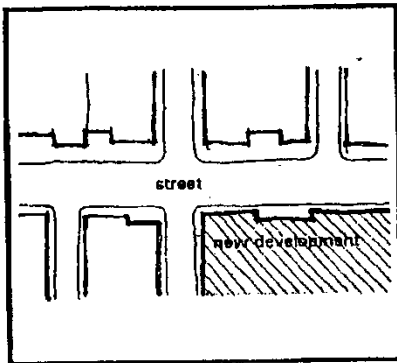
3.4 Street Enclosure

Guideline

All new buildings should be built as close as possible to the front property line.

Rationale

The traditional pattern of buildings located close to the sidewalk optimises pedestrian amenity and activity, and defines the various streets and open spaces of The Strand Character Area.



3.5 Building Massing

Guideline

Large new development should be broken into smaller component "blocks" wherever possible to reduce their apparent bulk and visual size.

Rationale

This guideline is intended to continue the present scale of development, i.e., smaller individual buildings and shops.



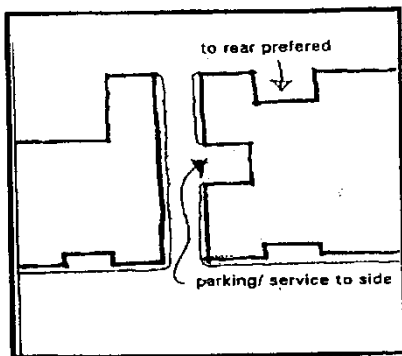
3.6 Transparency and Activity

Guideline

Shopfronts should generally be kept as transparent as possible, i.e., incorporate a high percentage of glazing. Operable storefronts, outdoor seating or display areas on private property are encouraged.

Rationale

All of these elements add to pedestrian activity and to the attractiveness of The Strand and its retail viability.



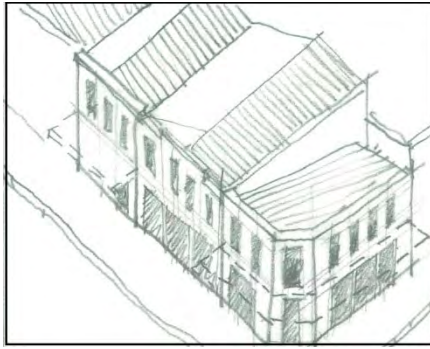
3.7 Parking, Loading and Service Areas

Guidelines

All parking, loading and service areas should be located to the rear or side of new development, and should be screened from pedestrian areas and neighbouring properties.

Rationale

All of these elements detract from the attractiveness for pedestrians, and should be concealed to the extent possible.



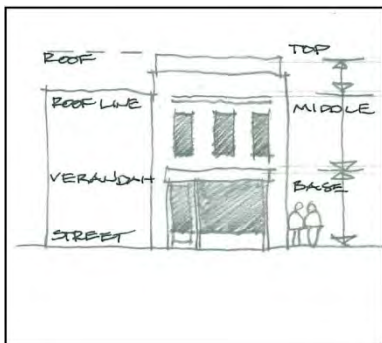
3.8 Street Façades

Guideline

All visible building façades should be designed to a similar level of quality. Building elevations should be appropriately modulated with vertical elements (such as structural bays and windows), and horizontal elements (such as verandahs, cornice and parapet lines), in context of neighbouring buildings.

Rationale

There is sometimes a tendency to "design" only the front façade and neglect the other sides of the building, which may be almost as visible.



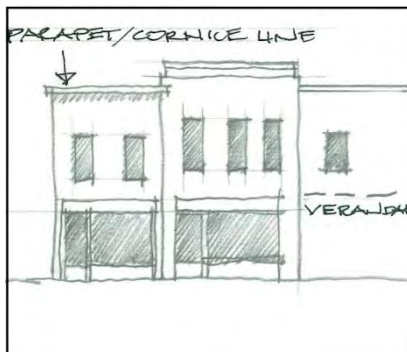
3.9 Building Scale

Guideline

All buildings should have a defined base, middle and top. Generally buildings should be related in size, scale and proportion to adjacent properties. Façade heights should fall within the established range of the block or surrounding buildings.

Rationale

The consistent one and two storied scale is an important characteristic of The Strand Character Area.



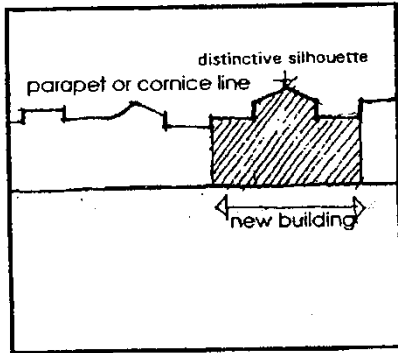
3.10 Building Height

Guideline

The roof heights and horizontal elements of adjacent buildings should be co-ordinated in terms of roof parapets, ridge and eave lines (for sloping roofs), cornice lines, and also the height of verandahs, canopies and awnings.

Rationale

Co-ordinating the heights of adjacent buildings and their major horizontal features helps new development to fit in with adjacent buildings.



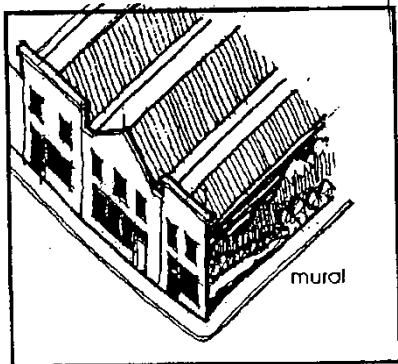
3.11 Silhouette

Guideline

The design of the top of the street faced (parapet or cornice line) should respond to neighbouring buildings.

Rationale

Shaped parapets are a common feature of many of the early 20th century buildings in The Strand, however post WWII buildings are typically designed in modernist styles, without stepped or shaped parapets. Responding to the specific context is important.



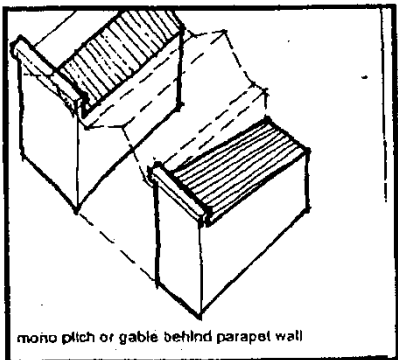
3.12 Blank Walls

Guideline

Blank walls and exposed concrete block firewalls visible from pedestrian areas should be avoided wherever possible. Visible blank walls should be finished with detailing of architectural elements, to a high standard. All street elevations should be appropriately designed to provide visual interest at street level and enhance pedestrian amenity and activity.

Rationale

Blank walls detract from the appearance and amenity of The Strand Character Area.



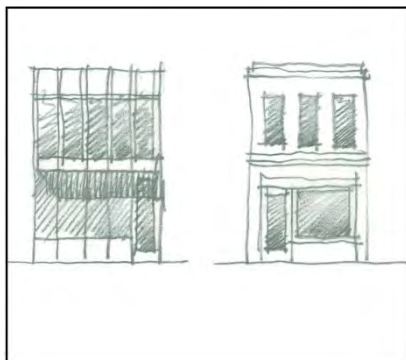
3.13 Roofs

Guideline

The existing pattern of roofs concealed behind a parapet wall should be continued. The design of roofs in The Strand should be carefully considered as the roofscape of the centre can be viewed from the cliffs above.

Rationale

This guideline reflects the traditional approach to roofs within The Strand Character Area.



3.14 Windows and Openings

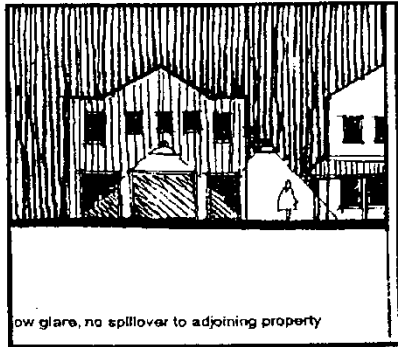
Guideline

The design, proportion and placement of windows should be compatible with neighbouring buildings.

Rationale

Early 20th century buildings in The Strand typically have large glazed shopfronts while upper level windows are typically vertically proportioned openings within a solid wall, arranged to give a rhythm to the façade. In the western part of The Strand however there is greater variation in age, including modernist

buildings which do not necessarily have 'punched' windows. A careful consideration of the particular context is needed.



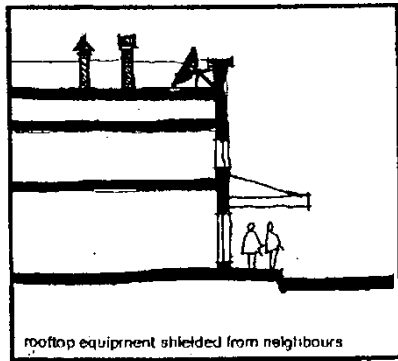
3.15 Lighting

Guideline

Lighting of the building and surrounding areas should be kept to the minimum necessary. Any exterior lighting should be directed downwards, and shielded to prevent glare affecting neighbouring properties.

Rationale

While lighting is necessary for visibility and security, over-lighting detracts from the appearance and amenity of The Strand Character Area.



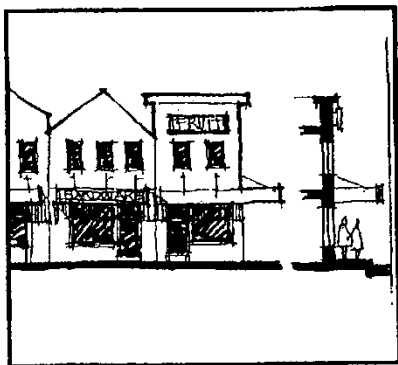
3.16 Rooftop Equipment

Guideline

Rooftop mechanical equipment, (including antennae) should be located (or screened) so that they are not visible from adjacent streets or neighbours. All rooftop projections including exposed metal flues, vents, air-conditioning equipment, machine rooms, or lift towers should be integrated in an architecturally attractive manner as part of the overall design of the building, and should harmonise with the building's colour scheme.

Rationale

Usually these elements can be placed in an unobtrusive location the time of design. Screening such elements and painting in with building's colour scheme is another way of reducing their visual impact.



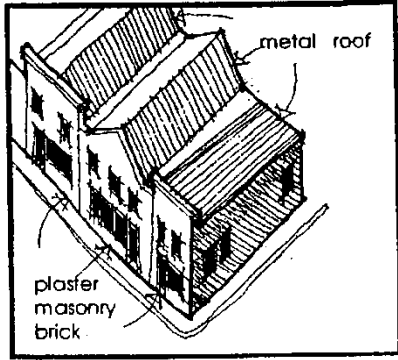
3.17 Signage

Guideline

All signs should be integrated with the design of the building façade, and should not be mounted above the parapet. The use of individual raised or recessed letters and symbols is encouraged. If lighting is required, signs should be front-lit (illuminated by external spot lights), not back-lit (internally illuminated).

Rationale

Too many signs lead to visual clutter and lose effectiveness. In general, signs should be kept to the minimum necessary to identify the business and the product or service provided.



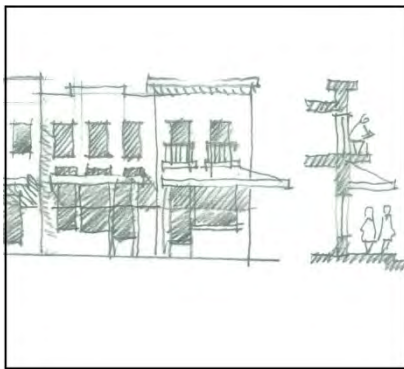
3.19 Materials and Finishes

Guideline

Tradition materials should be used where practicable e.g. plastered masonry, brick, glass, timber and non-reflective metal roofing. Materials that imitate brickwork, weatherboards or plasterwork should be avoided. Building colour schemes should relate well to the architectural character of the building as well as considering neighbouring buildings and the streetscape.

Rationale

Using materials in common use locally is a powerful way of reinforcing local character.



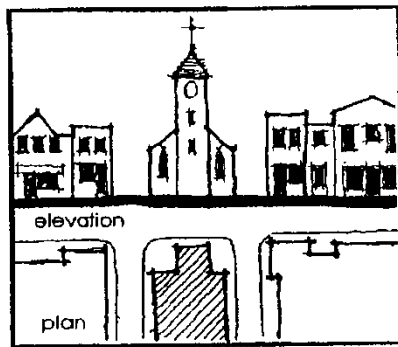
3.20 Relief and Texture

Guideline

Building façades should be "three-dimensional" and incorporate a high degree of relief which may be achieved by the incorporation of recesses, protections, and other architectural elements.

Rationale

This guideline relates to the need for ornamentation and the character of many existing buildings within The Strand Character Area.



3.21 Feature Buildings

Guideline

There are some building which deserve special design attention because of their function or location, e.g., freestanding community or religious buildings, buildings on corner lots, or buildings located at the end of axial views.

Rationale

It is important to recognise when to design buildings which work together as a whole, and when a building type or location deserves a design which "stands out".

22.7 CRITERIA FOR DETERMINING ECOLOGICAL, LANDSCAPE AND HISTORIC HERITAGE SIGNIFICANCE

The following Criteria is from the Bay of Plenty Regional Council's Regional Policy Statement.

**APPENDIX F
CRITERIA FOR ASSESSING SPECIFIED MATTERS
IN THE BAY OF PLENTY REGION**

Set 1 Natural Character

Natural Systems Expressed

- 1.1 The qualities and patterns of the landscape express integrated physical processes and ecological systems and promote and support the healthy functioning of the natural environment;

Landform

- 1.2 Landform retains its natural form and qualities;

Land Cover

- 1.3 Land cover is unmodified from its natural state or is regenerating and contributes to a high degree of naturalness or, where managed, retains the qualities of naturalness;

Waterscape

- 1.4 Seascapes, harbours, estuaries, wetlands, geothermal surface features, lake or river water bodies are natural without obvious human structures or intervention;

Fauna

- 1.5 Habitat for fauna is natural and functions without compromise by human influence or modification.

Set 2 Natural Features and Landscapes

Natural Science Factors

Representativeness

- 2.1 Natural features and landscapes are clearly and recognisably characteristic of the area, district or region. The key components of the landscape will be present in a way that more generally defines the character of the place, but which distils this character in essence;
- 2.2 Natural features in a good state of preservation are representative and characteristic of the natural geological processes and diversity of the region;

Research and Education

- 2.3 Natural features and landscapes are exceptionally valued for the contribution they make to research and education;

Rarity

- 2.4 Natural features are unique or rare in the region or nationally, and few comparable

examples exist;

Aesthetic Values

Coherence

- 2.5 The patterns of land cover and land use are largely in harmony with the underlying natural pattern of the landform of the area and there are no significant discordant elements of land cover or land use;

Vividness

- 2.6 Natural features and landscapes are widely recognised across the community and beyond the local area and remain clearly in the memory; striking landscapes are symbolic of an area due to their recognisable and memorable qualities;

Naturalness

- 2.7 Natural features and landscapes appear largely uncompromised by modification and appear to comprise natural systems that are functional and healthy;

Intactness

Natural systems are intact and aesthetically coherent and do not display significant visual signs of human modification, intervention or manipulation; visually intact and highly aesthetic natural landscapes;

Expressiveness (Legibility)

- 2.9 Natural features and landscapes clearly demonstrate the natural processes that formed them. Exceptional examples of natural process in landscape exemplify the particular processes that formed that landscape;

Transient Values

- 2.10 The consistent occurrence of transient features (for example the seasonal flowering of pohutukawa) contributes to the character, qualities and values of the landscape; landscapes are widely recognised for their transient features and the contribution these make to the landscape;

Shared and Recognised Values

- 2.11 Natural features and landscapes are widely known and valued by the immediate and wider community for their contribution to a sense of place leading to a strong community association with or high public esteem for the place;

Māori Values

- 2.12 Natural features and landscapes are clearly special or widely known and influenced by their connection to the Māori values inherent in the place;

(Refer also to set 4 - Māori Culture and Traditions criteria);

Historical Associations

- 2.13 Natural features and landscapes are clearly and widely known and influenced by their connection to the historical values inherent in the place.

(Refer also to set 5 - Historic heritage criteria).

Set 3 Indigenous Vegetation and Habitats of Indigenous fauna

Representativeness

- 3.1 Indigenous vegetation or habitat of **indigenous fauna** contains associations of indigenous species representative, typical or characteristic of the natural diversity of the region or any relevant ecological districts;

Rarity or Distinctive Features

- 3.2 Indigenous vegetation or habitat of **indigenous fauna** supports an indigenous species or associations of indigenous species threatened or rare nationally, regionally or within the relevant ecological district;
- 3.3 Indigenous vegetation or habitat of **indigenous fauna** can contribute to the **maintenance** or recovery of a species threatened or rare nationally, regionally or within the relevant ecological district;

Indigenous vegetation or habitat of **indigenous fauna** is distinctive, of restricted occurrence, or at the limits of its natural distribution range, or has developed as a result of factors such as natural geothermal activity, historical cultural practices, altitude, water table, or soil type;

- 3.5 Indigenous vegetation or habitat of **indigenous fauna** is one of the largest remaining examples of its type within the region or any relevant ecological district;
- 3.6 Indigenous vegetation or habitat of **indigenous fauna** is significantly reduced in area and is degraded but retains key natural **ecosystem** functions (for example hydrology) and has a **high** potential for restoration;

Diversity and Pattern

- 3.7 Indigenous vegetation or habitat of **indigenous fauna** contains a high diversity of indigenous **ecosystem** or habitat types, or changes in species composition, reflecting the existence of diverse natural features (for example landforms, soil types or hydrology), or communities along an ecological gradient;

Naturalness

Indigenous vegetation or habitat of **indigenous fauna** is in a natural state or healthy condition, or is in an original condition;

Ecological Context

- 3.9 Indigenous vegetation or habitat of **indigenous fauna** contributes to the ecological viability of adjoining natural areas and biological communities, by providing or contributing to an important ecological linkage or network, or providing a buffer from adjacent land uses;

- 3.10 Indigenous vegetation or habitat of **indigenous fauna** provides habitat for indigenous species at key stages of their life cycle;

Viability and Sustainability

- 3.11 Indigenous vegetation or habitat of **indigenous fauna** is of sufficient size and compact shape and has the capacity to maintain its ecological viability over time;
- 3.12 Indigenous vegetation or habitat of **indigenous fauna** supports intact habitats and healthy functioning ecosystems;
- 3.13 Indigenous vegetation or habitat of **indigenous fauna** is of sufficient size and compact shape to resist changes initiated by external agents;

Māori

- 3.14 Indigenous vegetation or habitat of **indigenous fauna** contributes to the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga;

(Refer also to set 4 - Māori Culture and Traditions criteria);

Historical

- 3.15 Indigenous vegetation or habitat of **indigenous fauna** is known and valued for its connection to the history of the place;

Community Association

- 3.16 Indigenous vegetation or habitat of **indigenous fauna** is known and valued by the immediate and wider community for its contribution to a sense of place leading to community association with or public esteem for the place, or due to its value for recreation or education;
- 3.17 Indigenous vegetation or habitat of **indigenous fauna** is valued for the contribution it is making to research into the Bay of Plenty's or New Zealand's ecosystems.

Set 4 Māori Culture and Traditions¹

Mauri

- 4.1 Ko te mauri me te mana o te waahi, te taonga ranei, e ngakaunuitia ana e te Māori;

The mauri (for example life force and life supporting capacity) and mana (for example integrity) of the place or resource holds special significance to Māori;

Waahi Tapu

- 4.2 Ko tera waahi, taonga ranei he waahi tapu, ara, he tino whakahirahira ki nga tikanga, ki nga puri mahara, me nga wairua a te Māori;

¹ In the event of any conflict in meaning between the Māori and the English versions of the Māori culture and traditions criteria, the Māori version shall prevail.

The place or resource is a waahi tapu of special, cultural, historic and or spiritual importance to Māori;

Korero Tuturu/Historical

- 4.3 Ko tera waahi e ngakaunuitia ana e te Māori ki roto i ona korero tuturu;

The place has special historical and cultural significance to Māori;

Rawa Tuturu/Customary Resources

- 4.4 He waahi tera e kawea ai nga rawa tuturu a te Māori;

The place provides important customary resources for Māori;

Hiahiatanga Tuturu/Customary Needs

- 4.5 He waahi tera e eke ai nga hiahia hinengaro tuturu a te Māori;

The place or resource is a venue or repository for Māori cultural and spiritual values;

Whakaaronui o te Wa/Contemporary Esteem

- 4.6 He waahi rongonui tera ki nga Māori, ara, he whakaahuru, he whakawaihanga, me te tuku Mātauranga;

The place has special amenity, architectural or educational significance to Māori.

Set 5 Historic heritage

Generic Values (criteria to be applied in all assessments of historic heritage):

Period

- 5.1 The development sequence of a place or area, the likely age, duration of use or chronology of a place or area;

Rarity or Special Features

- 5.2 The unique, uncommon or rare features of a place or area. This may be as a result of the cultural context of the place or area. This may include the technical interest of all or any part of the place or area. The previous existence and nature of lost or obliterated components or aspects. The function of the place and its parts and the relationship of the place and its parts with its setting;

Integrity

- 5.3 The condition, quality and state of original features of a place or area. Comparison with other examples of its class. The quality of any restoration, addition or modification of the place or area;

Representativeness

- 5.4 The characteristics and relationship of the place or area to other places or areas in its class, for example in respect of design, type, features, technology, use, activity, location or origin;

Context or Group Value

- 5.5 Association with other places, areas or elements of its context. Association with and illustration of broad patterns of history. Places or areas in which evidence of the association or event survives *in situ*, or in which the settings are substantially intact;

Diversity (Form and Features)

- 5.6 The characteristics, diversity and pattern of a place or area. The cultural influences which have affected the form and components of the place or area. Form, scale, colour, texture and materials. The historical content of the place or area with particular reference to the ways in which it has been influenced by historical forces or has itself influenced the course of history;

Fragility or Vulnerability

- 5.7 The components, form and structure of the place or area and the effect of this on its survival. Its vulnerability to deterioration or destruction. The degree to which it is threatened and its context in terms of protection and services;

In addition to the above generic values, any assessment of historic heritage qualities must consider the following:

Archaeological Qualities

Information

- 5.8 The potential of the place or area to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods;

Research

- 5.9 The potential of the place or area to provide evidence to address archaeological research questions;

Recognition or Protection

- 5.10 The place or area is registered by the Heritage New Zealand Pouhere Taonga for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014;

Architectural Qualities

Style or Type

- 5.11 The style of the building or structure is representative of a significant development period in the region or the nation. The building or structure is associated with a significant activity (for example institutional, industrial, commercial or transportation);

Design

The building or structure has distinctive or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, detail, fenestration, ornamentation, artwork, functional layout, landmark status or symbolic value;

Construction

- 5.13 The building or structure uses unique or uncommon building materials, or demonstrates an innovative method of construction, or is an early example of the use of a particular building technique;

Designer or Builder

- 5.14 The building or structure's architect, designer, engineer or builder was a notable practitioner or made a significant contribution to the region or nation;

Cultural Qualities

Sentiment

- 5.15 The place or area is important as a focus of spiritual, political, national or other cultural sentiment;

Identity

- 5.16 The place or area is a context for community identity or sense of place, and provides evidence of cultural or historical continuity;

Amenity or Education

- 5.17 The place or area has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place or area and its potential to increase understanding of past lifestyles or events;

Historic Qualities

Associative Value

- 5.18 The place or area has a direct association with, or relationship to, a person, group, institution, event or activity that is of historical significance to Bay of Plenty or the nation;

Historical Pattern

- 5.19 The place or area is associated with broad patterns of local or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities;

Scientific Qualities

Information

The potential for the place or area to contribute information about an historic figure, event, phase or activity;

Potential – Scientific Research

- 5.21 The degree to which the place or area may contribute further information and the importance of the data involved, its rarity, quality or representativeness;

Technological Qualities

Technical Achievement

- 5.22 The place or area shows a high degree of creative or technical achievement at a particular time or is associated with scientific or technical innovations or achievements.

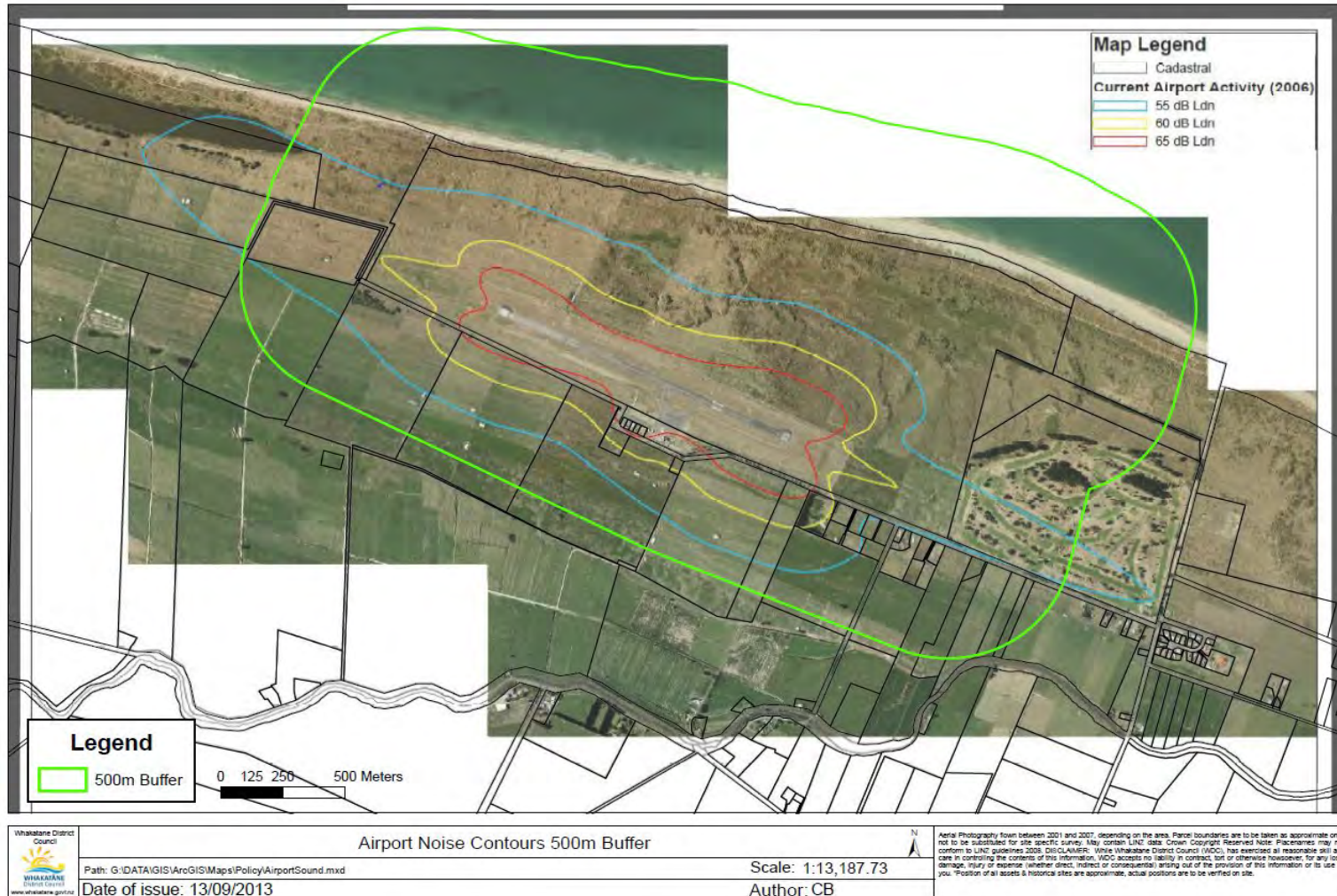
22.8

ROADING HIERARCHY

Roading Hierarchy	
National Arterial Roads	State Highway 2
(Regional) Arterial Roads	State Highways 30, 34 and 38
District Arterial Roads	Arawa Street, Matatā Commerce Street Domain Road Galatea Road Landing Road McDonald Road McAlister Street Mokorua Gorge Road Ōhope Road Pohutukawa Avenue Taneātua Road Thornton Road Valley Road Wainui Road Whirinaki Road
District Collector Roads	Alexander Avenue Arawa Road, Whakatāne Awatapu Drive Bridge Street College Road, Edgecumbe Eivers Road George Street Goulstone Road Harbour Road, Ōhope Hillcrest Road Hinemoa Street James Street King Street Kowhai Street, Whakatāne Main Street, Edgecumbe Mill Road Paroa Road Patuwai Road Peace Street Reid Road Te Rahu Road Te Teko Road The Strand Waimana Road West Bank Road
District Local Roads	All other roads

22.9

AIRPORT BUFFER NOISE CONTOURS



22.10 Guidelines For Ecological Protection And Enhancement In The Ōpihi Structure Plan Area

Overview

The Ōpihi Structure Plan in Appendix 2.6.2 provides a spatial framework for urban development that includes protection and enhancement of ecological values in identified areas. Outcomes for each identified area are achieved through assessment criteria in Rules 2.3.1 and 2.4.1.

This guideline is intended to assist those seeking to develop the site in addressing protection and enhancement of ecological values.

Identified Areas

The areas identified on the Ōpihi Structure Plan for ecological protection and enhancement are listed below with an outline of their values, and outcomes sought by the District Plan through the assessment criteria.

Coastal Protection Area

The Coastal Protection area is an area of active foredune that has significant ecological values. Ecological values include a Spinifex sand field with threatened and vulnerable plant species¹.

The assessment criteria (2.3.1.1(b) and 2.4.1.1(b)) seek to put in place measures to protect and enhance the Coastal Protection Zone (CPZ) and the public dune land margin along the foreshore.

Urupa Buffer Area

The Urupa Buffer is an area immediately adjacent to the culturally significant Ōpihi Whanaungakore Urupa. The buffer provides separation between the urupa and urban development. It is an area that will remain as open space.

The assessment criteria (2.3.1.1(f) and 2.4.1.1(f)) seek to put in place measures to protect the culturally sensitive urupa from the effects of intrusion of urban activities, including through ownership, control and management of the Urupa Buffer. Measures are also required to maintain and enhance indigenous coastal vegetation within the Urupa Buffer (2.3.1.1(c) and 2.4.1.1(c)).

Landscape Buffer Area

The Landscape Buffer is an area on the southern dune ridge that provides a natural visual buffer of the urban development area from views from the Whakatane River environs and Whakatane Town Centre. It is stable dune that has mixed vegetation.

The assessment criteria (2.3.1.1(c) and 2.4.1.1(c)) seek to maintain and enhance indigenous coastal vegetation within the Landscape Buffer and to retain natural dune features (3.3.1.1(d) and 3.4.1.1(d)).

Green Links Area

The Green Links follow the transport corridors linking between the foredune and rear dune. The green links provide a corridor for indigenous flora and fauna, in addition to enhancing visual amenity.

The assessment criteria (2.3.1.1(c) and 2.4.1.1(c)) seek to maintain and enhance indigenous coastal vegetation within these corridors.

Neighbourhood Reserve Area

The Neighbourhood Reserve sits adjacent to the Coastal Protection area. It will allow for passive public recreational use outside the area of ecological significance within the active dune. It also provides a connection between the coastal protection area reserve and Green Link corridor, and a focal point for public beach access.

¹ Ecological significance Assessment – Wildlands November 2013

The assessment criteria (2.3.1.1(c) and 2.4.1.1(c)) seek to maintain and enhance indigenous coastal vegetation within the Neighbourhood Reserve. This will need to occur in a manner complementary to passive recreational use and also should control activities that may encroach into the Coastal Protection Area.

Development Areas

Within development areas, opportunities also exist to promote biological diversity through retention of indigenous vegetation and new planting using endemic or other compatible species.

The assessment criteria (2.3.1.1(d) and 2.4.1.1(d)) seek clustering or grouping of development within areas that will have least impact on natural character and its components including dune landforms, indigenous vegetation and natural patterns.

Guidelines

The following guidelines are recommended methods to address ecological protection and enhancement in the preparation of applications for resource consent.

Assessment

In planning development for the site a developer should, as part of the overall planning and design assessment:

- Undertake a full and detailed ecological survey over the whole site using a stratified survey method. This should identify the location of all existing ecological features and provide an input to the design process;
- Develop a detailed restoration and maintenance plan for the whole site;
- Identify measures to secure ongoing maintenance at an appropriate level on land to vest as reserve such as targeted rates, sinking fund, or other contributions.

The assessment should be independently peer reviewed to ensure that best practice methods are employed.

Restoration Planting

Restoration planting should provide:

- Protection and enhancement of the active foredune, including pingao restoration planting along the seaward dune face;
- Restoration planting of Thornton's kanuka throughout reserve and green areas within the site to provide additional cover and ecological connectivity;
- Seeds eco-sourced from stock within the site;
- Revegetation with indigenous duneland plants planted at 3 plants per m², with fertiliser tablets and mulch;
- Planting and fencing requirements for development sites adjacent to protected areas to minimise the introduction of invasive plant species.

Maintenance

Maintenance should provide:

- Initial intensive weed control, with 6 monthly follow up (assumed 6 monthly control works over a five year period, then reduced to annually on an ongoing basis);
- Plant release, maintenance and replacement of sickly/dead stock on a 6 monthly basis for first three years, then annually until vegetation is established;
- A further two years monitoring, followed by annual weed control across the site.

Animal Pests

Pest management should include:

- Ongoing mammalian pest control across the whole site;
- Pest control twice yearly with bait stations and night spotting/shooting for five years, then reduced effort on an ongoing basis;
- Restrictions on ownership of cats within the area for the protection of Threatened and At Risk birds that are known to nest on the foredune areas.

Access

Access management should include:

- Limiting access across the active foredune from the Piripai block to no more than the three formalised access points shown on the structure plan;
- Signage identifying ecological values on the site and how to protect them;
- Information panels at access points to the site identifying the ecological values of the site and how to protect them.