

Whakatane District Plan - Proposed Plan Change 2

Summary of Decisions Requested in Submission

Submitter No.	Submission Point	Submitter Name	Provision No.	Topic	Support / Amend / Oppose	Decision Requested (Relief Sought)
1	1.1	Te Hokowhitu-a-Tu Marae Committee c/o Adrian Jaram	Whole Plan Change	Residential Zoning	Oppose	No specific decision requested: oppose Residential zoning due to reverse sensitivity / support Community and Cultural zoning.
2	2.1	Te Hokowhitu-a-Tu Marae Reservation Trustees c/o Adrian Jaram	Whole Plan Change	Residential Zoning	Oppose	No specific decision requested: oppose Residential zone due to reverse sensitivity / support Community and Cultural zoning.
2	2.2	Te Hokowhitu-a-Tu Marae Reservation Trustees c/o Adrian Jaram	Whole Plan Change	Access Option 1	Oppose	No specific decision requested: oppose Option 1 for access.
3	3.1	Annette Keita Wharewera-Ballard	Whole Plan Change	Residential Zoning	Oppose	To recognise and provide for the relationships of Ngati Hokopu ki te Hokowhitu a Tu Hapu and whanau, their culture and traditions with their ancestral lands, waters, sites, waahi tapu and other taonga.
4	4.1	Bay of Plenty Regional Council	Whole Plan Change	Assessments of Impacts	Oppose	Decline the Plan Change until further investigations are undertaken to address issues raised in this submission (mitigation of reverse sensitivity effects on marae, traffic impacts, contaminated land, achieving a low natural hazard risk).
4	4.2	Bay of Plenty Regional Council	Whole Plan Change	Traffic Impact Assessment	Oppose	Decline the Plan Change as further information is required to address traffic issues and consequential amendments (for example to the structure plan and associated rules, assessment criteria) should result from this information (traffic safety; giving effect to RPS Policies UG, 3A, UG9B and UG11B; Whakatane District Plan Rule 2.2.3.1).
4	4.3	Bay of Plenty Regional Council	Whole Plan Change	Natural Hazards Flooding	Oppose	Decline the Plan Change as further information is required for natural hazards including an RPS natural hazard risk assessment and the provision of a Structure Plan which complies with Method 18 of the RPS (natural hazard risk assessment under RPS Policy NH9B, Method 18 and Policy NH4B).
4	4.4	Bay of Plenty Regional Council	Section 32	Natural Hazard Risk	Oppose	Decline the Plan Change because the section 32 evaluation does not demonstrate that it is effective in achieving Objective 1 of the District Plan.
4	4.5	Bay of Plenty Regional Council	Whole Plan Change	Contaminated Land	Oppose	Decline this Plan Change until a Detailed Site Investigation has been undertaken by a suitably qualified and experienced practitioner (SQEP) so the extent of contaminated land can be better understood to inform appropriate remediation and mitigation of adverse effects.
4	4.6	Bay of Plenty Regional Council	Whole Plan Change Appendix 2.6.4	Marae Protection Area Overlay	Oppose	Decline this Plan Change until a Cultural Impact Assessment with Te Hokowhitu-a-Tu Marae has been undertaken so the cultural values and impacts can be better understood and provided for as part of any subdivision or development by way of consequential amendments to plan provisions. <u>Alternatively</u> , amendments as outlined in subsequent submission points are requested. These include the provision of a 'Marae Protection Area' overlay to be illustrated in Planning Maps 105B, and in the Appendix 2.6.4 Keepa Road Structure Plan (see the Indicative Keepa Road Structure Plan, Appendix 1). This would be supported by an associated policy, rules and assessment criteria.
4	4.7	Bay of Plenty Regional Council	Whole Plan Change	Te Hokowhitu-a-Tu Marae New Policy	Oppose	Request a new policy 8 under Strategic Objective 7 to read: <i>To ensure that residential activities on sites within the 'Marae Protection Area' for Te Hokowhitu-a-Tu Marae (as shown in Appendix 2.4.6) respect the cultural and amenity values of hapu and iwi.</i>

Whakatane District Plan - Proposed Plan Change 2

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4	4.8	Bay of Plenty Regional Council	Planning Map 105B, Appendix 6.6.1 Appendix 2.6.4 and rules 6.2.3.2 6.2.7.1 & 3 6.2.8.1 & 2 6.2.9.1 & 2	Yard Setbacks Amenity Yards Marae Amenity Acoustic Fence	Oppose	Amend Keepa Road Structure Plan, Appendix 2.6.4 as illustrated in Appendix 1 'Indicative Structure Plan Keepa Road' to: - Include existing District Plan provisions for Te Hokowhitu-a-Tu Marae including amenity yard setbacks and a new acoustic barrier on the northern boundary of 25B Keepa Road (Allotment 28B3C1); - Extend the proposed new acoustic barrier on the eastern boundary of 25B (Allotment 28B3C1) to the eastern and south western boundary of 25A Keepa Road (Lot 1DPS 18658) with the exception of existing marae access. - Move the proposed reserve illustrated in the Keepa Road Structure Plan to the 20m amenity yard for Te Hokowhitu-a-Tu- Marae or provide an additional reserve area in this location. Additional requests including a request for a 'Marae Protection Overlay' to address visual privacy and cultural sensitivity are referred to separately in this submission.
4	4.9	Bay of Plenty Regional Council	Appendix 2.6.4 Keepa Road Structure Plan Rules 2.2.2, 2.2.2.1	Controlled Activity Status	Oppose	Decline the Plan Change for reasons given in the general submission points. Decline the request to amend Rule 2.2.2.1 and retain as is in the Whakatāne District Plan. Alternatively, insert a new Rule 2.2.2.4 to read (subject to Appendix 2, new Rule 2.5.2): <i>Any subdivision and development at Keepa Road shall be undertaken in general accordance with the Keepa Road Structure Plan in Appendix 2.6.4 as a Restricted Discretionary Activity except, subdivision or development within the Te Hokowhitu-a-Tu Marae Protection Area shall be a discretionary activity.</i> Insert a new Rule 2.2.2.5 to read: <i>Non-compliance with Rule 2.2.2.4 – Keepa Road Structure Plan shall be a Discretionary Activity.</i> Insert as Appendix 2.6.4 Keepa Road Structure Plan the attached 'Indicative Keepa Road Structure Plan' (Appendix 1 of submission).
4	4.10	Bay of Plenty Regional Council	Rules 2.3.4.1 2.4.5.1	Status & Assessment Criteria for Controlled / Restricted Discretionary Status	Oppose	Decline a new Rule 2.3.4.1 for Controlled Assessment Criteria and amend Rule 2.4.5.1 (to be replicated in new Rule 2.5.1), see Appendix 2 of submission. Amend proposed Rule 2.4.5.1.c and request new Rule 2.5.1.c to read: <i>The design of the acoustic barrier between: the eastern boundary of 25B Keepa Road (Allotment 28B3C1) and Lot 2 DP 452650 and on the northern boundary with Allotment 28B9B2A Parish of Rangitiaki (or any resulting lot from the subdivision of these lots) excluding agreed access and; on the eastern and south western boundary of 25A Keepa Road (Lot 1 DPS 18658) with Lot 2 DP 452650 (or any resulting lot from the subdivision of Lot 2 DP 452650);</i> Insert new Rule 2.5.2 (in place of proposed criteria f.) to provide new Discretionary Activity Assessment Criteria to manage the interface with Te Hokowhitu-a Tu Marae 25A and 25B Keepa Road within the 'Marae Protection Area' overlay which has been requested separately. Amend h. in Rule 2.4.5.1 and new Rule 2.5.1.h to read (or similar): <i>the means by which the building platforms comply with Rule 18.2.3.2. and the setting of the finished ground level to achieve Low risk.</i> Insert Plan Change criteria (as new RDA and discretionary criteria) under Rules 2.4.5.1 and new Rule 2.5.1 as notified and numbered: a, b, d, e, g.
4	4.11	Bay of Plenty Regional Council	Rules 2.3.4.1 2.3.5.1	Assessment Criteria: Connectivity to/from Keepa Road Structure Plan	Oppose	Decline the request for controlled activity criteria (as this would not apply) and insert in Rule 2.4.5.1 and new Rule 2.5.1 to read: <i>determine as part of a traffic impact assessment how safe connectivity will be provided for traffic, cycle and pedestrian access to/ from Keepa Road and; illustrate how connectivity within the local surrounds will be achieved</i>
4	4.12	Bay of Plenty Regional Council	Rules 2.3.4.1 2.4.5.1 2.5.1.1	Assessment Criteria: Contaminated Land	Oppose	Insert a new RDA assessment criteria under Rule 2.4.5.1 and new Rule 2.5.1.1 given the earlier request to decline controlled activity criteria in Rule 2.3.4.1. It should read: <i>the criteria listed in 3.7.24 contaminated land remediation.</i>
4	4.13	Bay of Plenty Regional Council	Rules 2.3.4.1 2.4.5.1	Assessment Criteria: Earthquake Rupture	Oppose	Insert a new assessment criteria under Rule 2.4.5.1 and new Rule 2.5.1 (see Appendix 2) given the earlier request to decline controlled activity criteria in Rule 2.3.4.1. It should read: <i>management of earthquake fault rupture risk</i>

Whakatane District Plan - Proposed Plan Change 2

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4	4.14	Bay of Plenty Regional Council	Rules 2.3.4.1 2.4.5.1	Flooding Hazard	Oppose	Insert a new assessment criteria under Rule 2.4.5.1 and new Rule 2.5.1 given the earlier request to decline controlled activity criteria in Rule 2.3.4.1. It should read: <i>Obtain any necessary floodway and drainage bylaw authority from the Regional Council.</i>
5	4.15	Bay of Plenty Regional Council	Appendix 2.6.4	New Stopbank Setback	Oppose	Amend Appendix 2.6.4 to include a stopbank setback as illustrated in Appendix 1 Indicative Structure Plan Keepa Road.
4	4.16	Bay of Plenty Regional Council	Rules 2.3.4.1 2.4.5.1 Appendix 2.6.4	Ponding Area Advice Note	Oppose	Insert a new Advice Note under Rule 2.4.5.1 and new Rule 2.5.1 given the earlier request to decline controlled activity criteria in Rule 2.3.4.1 to read: <i>Advice Note 1: The Kopeopeo Canal is part of the Rangitāiki Plains Drainage Scheme which is managed by the Bay of Plenty Regional Council. An additional connection to the drainage scheme requires a bylaw approval under the Bay of Plenty Regional Council Floodway and Drainage Bylaw 2008. The discharge of stormwater to the Kopeopeo Canal also requires a resource consent form the Regional Council.</i> Amend Appendix 2.6.4 Structure Plan Keepa Road: <i>to include the location of the ponding area .</i>
4	4.17	Bay of Plenty Regional Council	Rules 2.3.4.1 2.4.5.1	Status of Subdivision & Development not in accordance with Structure Plan	Oppose	Insert a new Discretionary Activity Assessment Criteria Rule 2.5.1 given the earlier request to decline controlled activity criteria in Rule 2.3.4.1. The new section title for 2.5 to read (or similar): Discretionary Assessment Criteria for Keepa Road Structure Plan Insert a new Rule 2.5.1 entitled: Subdivision and Development of Land not in accordance with the Keepa Road Structure Plan. List criteria (to replicate that in Rule 2.4.5.1 as requested above) after the introduction: <i>Discretionary criteria for subdivision and development of land within Appendix 2.6.4 Keepa Road Structure Plan that is not in general accordance with the Structure Plan:</i>
4	4.18	Bay of Plenty Regional Council	New Marae Protection Area overlay and new rules Appendix 2.4.6	Marae Protection Area	Oppose	Insert a new title for Rule 2.5.2 to read: <i>Subdivision and development within the Te Hokowhitu-a-Tu 'Marae Protection Area' as shown in the Structure Plan - Keepa Road (Appendix 2.4.6).</i> Insert Rule 2.5.2 to read (or similar see Appendix 2): Council shall have regard to the following matters for any activities within the 'Marae Protection Area' as shown in Appendix 2.4.6 Keepa Road Structure Plan: <i>a. protection of the aural and visual privacy for cultural practices undertaken on Te Hokowhitu-a-Tu marae from neighbouring residential activities;</i> <i>b. measures to mitigate or avoid built development that obstructs view shafts to Kaputerangi from Te Hokowhitu-a-Tu Marae;</i> <i>c. recommendations contained in a cultural impact assessment from Te Hokowhitu-a-Tu Marae Committee;</i> <i>d. the location of new or, alternations to existing buildings and subdivision within the Marae Protection Area to include consideration of:</i> <i>I. the orientation of the building to avoid, remedy or mitigate second floor windows or balconies looking directly into or over the marae complex;</i> <i>II. distance from the Marae;</i> <i>III. landscaping or screening to reduce visual privacy effects looking into the Marae;</i> <i>IV. the exterior treatment and materials to avoid glare and reflectivity effects on the Marae.</i> Amend Appendix 2.4.6 Structure Plan Keepa Road to include a 'Marae Protection Area' overlay extending no less than 60 meters outward into the residential zone from 25A Keepa Road (Lot 1 DPS 18658) and 25B Keepa Road (Allotment 28B3C1). Amend Keepa Road Structure Plan, Appendix 2.4.6 to include (as illustrated in Appendix 1): 1. Existing plan requirements for the acoustic barrier and Marae setbacks. 2. New additions including a reserve within the 20m Marae setback and an extended fence line adjoining the Marae.

Whakatane District Plan - Proposed Plan Change 2

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4	4.19	Bay of Plenty Regional Council	Planning Map 105B & 109B	Residential Zoning	Oppose	Retain Whakatane District Planning Maps 105B and 109B in their current form without rezoning until sufficient information is provided to support the Plan Change. <u>Alternatively</u> , identify on Map 105B and Appendix 2.6.4 a 'Te Hokowhiti-a-Tu Marae Protection Area' overlay extending no less than 60m outward into the residential zone from the nearest boundary to 25A Keepa Road (Lot 1 DPS 18658) and 25B Keepa Road (Allotment 28B3C1) subject to tangata whenua consultation confirming support for such an approach through a Cultural Impact Assessment.
5	5.1	Cadence Clarke	Whole Plan Change	Residential Zoning	Oppose	Decline the plan change. Do not allow the rezoning of 23 and 45 Keepa Road from Light Industrial to Residential.
6	6.1	Cheree Latham	Land Ownership	Ownership of 10m Strip	Oppose in part	That the 10m strip dividing these properties to be given back to 25A Keepa Road owned by the Wharewera family (10m strip between 25A Keepa Road and 46c SH30).
7	7.1	Doris Balkin	Whole Plan Change	Residential Zoning	Oppose in part	Amend the proposal to rezone the light industrial to community and cultural zone with underlying residential.
8	8.1	Esmay Wharewera	Whole Plan Change	Residential Zoning	Oppose	To decline the proposed plan change.
9	9.1	Eula Toko	Land Ownership	Ownership of 10m strip	Support in part	That the 10m strip be given back to the Wharewera whānau.
9	9.2	Eula Toko	Whole Plan Change	Contaminated Land	Support in part	That the developers are made to test their parcels of land for any contamination.
10	10.1	Graham Keepa	Whole Plan Change	Contaminated Land	Oppose	No to Residential (contaminated land and noise pollution).
11	11.1	Guy Barlass	Whole Plan Change	Contaminated Land	Oppose	Dismiss the application to rezone to residential (contaminated land, inadequate testing).
12	12.1	Harry Lagocki	Whole Plan Change	Contaminated Land	Not stated	Requirement for fully assessing for 'wood waste contamination'.
13	13.1	Horton Wharewera	Access	Use of private road for access	Oppose in part	Not stated (use of private road as access, loss of ancestral lands and control).

Whakatane District Plan - Proposed Plan Change 2

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14	14.1	Jackeline Wharewera	Whole Plan Change	Te Hokowhitu-a-Tu Marae Contamination New Policy	Oppose	<p>More investigation of sites of contamination: 46b State Highway 30, roadway (what we called the black road) owned jointly by Marae and Wharewera whanau.</p> <p>Identification and fencing of buffer zone (100m and around identified sites and Kopeokep Canal).</p> <p>Achievement of 100% bioremediation on all sites recorded and yet to be discovered.</p> <p>The house at 45 Keepa Road is of cultural significance to the Te Hokowhitu a Tu Marae. I ask it be considered that Te Hokowhitu a Tu Marae be gifted as a gesture of goodwill the house and land at 23 Keepa Road from the bottom of the house to the tip of the triangle to use as a capped carpark.</p> <p>Address the issue of reverse sensitivity in which future residents are aware of the extent of the activities that take place on the marae.</p> <p>Give existing properties including the Marae a buffer zone.</p> <p>Establish a 'Community and Cultural Zone' as the underlying zone most suitable for 23 and 45 Keepa Road, including the strip between Gateway Drive and 23 Keepa Road.</p> <p>WDC prepares a structure plan for 23 and 45 Keepa Road in close cooperation with tangata whenua.</p>
15	15.1	James Wharewera	Whole Plan Change	Residential Zoning	Oppose	<p>Not to repeat developments that take little or no consideration of the whānau, marae and the hapū.</p> <p>Make sure enough buffer zones are put in so we can, as original owners of the land, live as we should be entitled to do because we were here first.</p> <p>No expectation that newcomers can share our driveway or get in the way of our access from Keepa Road.</p> <p>Return the land between the two fences, Lot 19, that put a barrier between our whānau and stopped access to the marae as has been the case since our ancestors.</p>
16	16.1	James Wharewera	Whole Plan Change	Residential Zoning	Oppose	<p>That Whakatāne District Council decisions are honest and transparent not like in the past.</p> <p>Whakatāne District Council should pay compensation like Ian Lysaght Developer for taking of lands stolen.</p> <p>Return 10m strip if residential zone is granted. Lysaght name removed from 28B3C2 Roadway.</p>
17	17.1	Josephine Smith	Whole Plan Change	Residential Zoning	Oppose in part	<p>To recognise and provide for the relationships of Ngati Hokopu ki te Hokowhitu a Tu hapu and whanau, and our culture and traditions with our ancestral lands, waters, sites, waahi tapu and other taonga.</p> <p>To provide for future generations of Ngati Hokopu ki te Hokowhitu a Tu community who will continue to actively participate in their community at their marae</p> <p>Provide opportunity for residential householders to have covenants over title that explain how to live next to a marae and a marae community</p> <p>To recognise the reverse sensitivity matters that result from the ongoing and enduring activities undertaken at the marae and whanau households – including gathering places for solemn (tangihanga/funerals) and celebratory (21st birthday parties, weddings, club parties) and educational activities.</p> <p>For the safety of families living adjacent to subject land and families that may purchase that land and establish homes and gardens there I recommend more investigation and testing of sites of contamination, identification and fencing with a 100m buffer.</p> <p>Achievement of 100% bioremediation on all sites recorded and yet to be discovered.</p> <p>The house at 45 Keepa Road is of cultural significance to the Te Hokowhitu a Tu Marae. I ask it be considered that Te Hokowhitu a Tu Marae be gifted as a gesture of goodwill the house and land at 23 Keepa Road from the bottom of the house to the tip of the triangle to use as a capped carpark.</p> <p>Return of the land in the proposed plan lot 91 returned to the Wharewera Maori Freehold land.</p>
18	18.1	Margaret Biddle	Whole Plan Change	Residential Zoning & Effect on Cultural Activities	Oppose	<p>Zoning or rezoning or discussion with Te Hokowhitu atu and those affected to allow us to keep our traditional and cultural wellbeing.</p>
19	19.1	Martha Wharewera Hewer	Whole Plan Change	Contamination	Oppose	Not stated.
19	19.2	Martha Wharewera Hewer	Whole Plan Change	10m strip between 25B & 46C	Oppose	Not stated.

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19	19.3	Martha Wharewera Hewer	Whole Plan Change	Residential development effects	Oppose	Not stated.
20	20.1	NZ Transport Agency	Appendix 2.6.4	Acoustic barrier	Amend	Amend proposed Appendix 2.6.4 to illustrate the height and location of the acoustic barrier required to achieve appropriate external noise levels within the subject sites.
20	20.2	NZ Transport Agency	Rule 2.3.4	Acoustic barrier maintenance	Amend	Amend proposed section 2.3.4 to include assessment criteria enabling consideration of whether adequate provision has been made for ongoing maintenance of the acoustic barrier by private landowners or Council.
20	20.3	NZ Transport Agency	Rule 2.3.4	Acoustic barrier visual effects	Amend	Amend proposed section 2.3.4 to include assessment criteria enabling consideration of whether adequate landscaping has been made to address the visual impacts including graffiti.
20	20.4	NZ Transport Agency	Rule 11.2.8	Noise sensitive activities	Amend	Amend section 11.2.8.1 so that Keepa Road structure plan is subject to the 80m area of influence, not the default of 40m.
20	20.5	NZ Transport Agency	Plan Change Appendix 8	Assessment of Noise Effects	Amend	Correct assumptions made in acoustic report, as tis will slightly increase predicted sound levels. Minor technical amendments to acoustic report.
20	20.6	NZ Transport Agency	Rule 2.3.4	Pedestrian & Cyclist Safety	Amend	Amend proposed section 2.3.4 to enable consideration of the subdivision/development proposal includes adequate provision, including physical works within SH30, for safe and convenient access for pedestrians and cyclists to the shopping center on the southern side of the state highway as well as the town center to the south east.
20	20.7	NZ Transport Agency	Rule 2.2.2 Appendix 2.6.4	Controlled Activity Status	Amend	Amend section 2.2.2 to provide for consideration of subdivision and development in general accordance with the Keepa Road structure plan area as a Restricted Discretionary activity, instead of a Controlled activity. Amend section 2.2.2 to provide for consideration of subdivision and development that is not in general accordance with the Keepa Road structure plan area as a Non-Complying activity, instead of a Restricted Discretionary activity.
21	21.1	Pearly Mark	Whole Plan Change	Residential Zoning	Oppose	Amend from Residential to Community and Cultural with underlying Residential
22	22.1	Pearly Sullivan	Whole Plan Change	Residential Zoning	Oppose	Amend from Residential to Community and Cultural with underlying Residential
23	23.1	Rihi Wharewera	Whole Plan Change	Residential Zoning	Oppose	Loss of land in front of marae: effect on activities at marae. Strip between marae and two whanau homesteads.
24	24.1	Sabrena Wharewera	Whole Plan Change	Contamination	Oppose	Testing of soil at 46b State Highway 30 and roadway (what we called the black road) owned jointly by Marae and Wharewera whanau Areas of contaminated sites and sites up for remediation (dump sites, Kopeopeo canal) be given a 100-metre buffer zone with adequate fencing around suggested buffer zones and large clear warning signs. Achievement of 100% bioremediation on all sites recorded and yet to be discovered.
24	24.2	Sabrena Wharewera	Whole Plan Change	Reverse Sensitivity	Oppose	Address the issue of reverse sensitivity in which future residents be aware of the extent of the activities held at the marae.
24	24.3	Sabrena Wharewera	Whole Plan Change	Natural Plants Reserve	Oppose	Give existing properties including the Marae a buffer zone a NATURAL PLANTS RESERVE for the use of RONGOA (Natural medicinal use) for Tangata whenua and marae to have access to.

Whakatane District Plan - Proposed Plan Change 2

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24	24.4	Sabrena Wharewera	Whole Plan Change	Residential Zoning	Oppose	Establish a 'Community and Cultural Zone' as the underlying zone most suitable for 23 and 45 Keepa Road, including the strip between Gateway Drive and 23 Keepa Road. In close cooperation with tangata whenua, Whakatane District Council prepares a Structure Plan for 23 and 45 Keepa Road that recognises and provides for RMA section 6(e) matters of national importance that are present at the subject land while also enabling the identification of parts of that land to be appropriately developed as a residential subdivision.
25	25.1	Sarah Ropiana	Whole Plan Change	Residential Zoning	Not stated	Not stated.
26	26.1	Shaneen Rangirangi	Whole Plan Change	Residential Zoning & Access	Oppose	Strongly urge Whakatane District Council to deny the application and proposal to rezone the two land lots residential status.
27	27.1	Tahei and Mereheeni Simpson Whānau Trust	Whole Plan Change	Residential Zoning Cultural & Amenity Values Effects	Oppose	We seek a number of decisions / provisions to protect the cultural and amenity values of the existing environment, noting Te Hokowhitu a Tu marae as a significant cultural and heritage feature of the area. These measures include (but are not limited to): <ul style="list-style-type: none"> • A comprehensive Cultural Impact Assessment • A minimum 20m setback around the northern and eastern perimeter of the Marae (inclusive of both 25A and 25B Keepa Rd) • Protection of view shafts from the Marae to sites of cultural significance and heritage including Pūtauaki and Kaputerangi. • Limits on the number of potential dwellings • Minimum allotment size • Maintenance and protection of our unimpeded access along our private roadway in its entirety, from the Marae to Keepa Road • Relocation of the proposed reserved from the current indicated position, westwards to abut the 20m setback along the eastern border of the Marae • Improvements to existing transport infrastructure (particularly at Keepa Rd / SH30 junction) to provide for increased traffic volumes
28	28.1	Talei Swanson	Whole Plan Change	Residential Zoning Cultural Impact & Contamination	Oppose in part	To recognise and provide for the relationships of Ngati Hokopu ki te Hokowhitu a Tu hapu and whanau, and our culture and traditions with our ancestral lands, waters, sites, waahi tapu and other taonga. To provide for future generations of Ngati Hokopu ki te Hokowhitu a Tu community who will continue to actively participate in their community at their marae. To recognise the reverse sensitivity matters that result from the ongoing and enduring activities undertaken at the marae and whanau households – including gathering places for solemn (tangihanga/funerals) and celebratory (21st birthday parties, weddings, club parties) and educational activities ranging from quiet events like healing workshops and more noisy events like secondary school workshops and kapa haka and other purposes. As a gesture of goodwill I would like to see the land gifted back to our whanau, so our tupuna original vision will be fulfilled, and our homes once more will be around our marae.
29	29.1	Te Arani Barrett	Whole Plan Change	Residential Zoning Cultural Impact & Access	Oppose	Demonstrate transparency in caring for the wellbeing for the Marae community and its allow cultural practices to continue undisturbed. Ensure undisturbed road access to the marae from Keepa Road Agreement to collaborate in the formulating of a development plan Provide for additional marae accessway to minimise congestion Increase, and add, the buffer zone on the northern and eastern boundaries of the marae.
30	30.1	Whakatane Mill Limited	Whole Plan Change	Reverse Sensitivity	Oppose	To give due regard to existing use rights of major industry within close proximity of the proposed rezoning from light industrial to residential zone. Reverse sensitivity clauses must be considered within the scope of the proposal, which should be extended to include Whakatane Mill, not only that of the light industrial area

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31	31.1	Wini Geddes	Whole Plan Change / Te Hau Kainga	Provision for Hokowhitu Marae carparking	Oppose	Not approve the change to residential for the above reasons (provision for papakainga and sufficient space for Hokowhitu Marae visitor carpark; disregard for Te Hau Kainga).
32	32.1	Winiata Stipich	Whole Plan Change	Contamination & Flooding Cultural Effects on Marae	Oppose	Not stated
33	33.1	WT(Tani) Wharewera	Whole Plan Change	Cultural Effects Environmental Effects	Amend	Introduce/include any provisions, ruling, and measures that will mitigate, prevent, rectify the above concerns above including the Zone changes in para 1 and 3 above (Community and Cultural zoning instead and address effects such as shock waves, contamination, air and noise pollution, traffic, amenity - height, buffer, stormwater). AND Further support continuing meetings, consultations with all these involved to come to a most amicable and satisfying outcome.
34	34.1	Te Rūnanga o Ngāti Awa	Whole Plan Change	Residential Zoning	Amend / Oppose	Recommends a community and cultural zone as the underlying zone within which residential areas and contaminated sites can be identified. Recommends Council works collaboratively with tangata whenua and the applicants consultant on redesigning the structure plan so that it recognizes and provides for longstanding s6(e) and reserve sensitivity matters that will endure on the land in perpetuity and to achieve a structure plan design and planning provisions that identify suitable methods for keeping the existing and possible future residents safe from contaminated material at sites present on the land. Recommends that Council and the applicants consultant work with tangata whenua to develop more appropriate planning provisions that will be consistent with the recommended redesigned structure plan which can include provisions for residential development within the proposed underlying community and cultural zone.