

**MOTITI
PROPOSED DISTRICT PLAN**

DECISIONS OF HEARINGS COMMISSIONERS

Volume II - Appendices

**Doug Arcus
Barrister
HAMILTON**

**Alan Watson
Planner
AUCKLAND**

**Wiremu Puke
RMA Consultant
HAMILTON**

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APPEARANCES AT HEARING

The following parties made appearances:

1. Submitters

	Submission No
(a) <i>Tauranga – 2nd and 3rd July 2007</i>	
Raewyn Bennett	201
Nepia Bryan	No submission
Department of Conservation	101
- Chris Staite	
Chris Reijthar	188
Royal Forest & Bird Protection Society	99
(read by Keith Frentz)	
Te Whanau o Tauwhao	34 and 89
- Laurence Rurutahi	
Western Bay Moana Rural Fire Authority	96
- Murray Simpson	
Don Wills	28
(b) <i>Motiti Island – 7th, 8th and 9th July 2007</i>	
Sharon Nuku Baker	8
Kelly Butler	178
Rangi Butler	150
Hiraina Dickson	180
Irihapeti Dickson	124
Eunice Evans	95
Maraea Faulkner	3
Joseph Grant	90
Peter Grant & Eunice Evans – Working Party	23
Gloria Hoete	52
Graham Hoete	26
Maringi Matehaere	80
Te Umuhuri Matahaere	119

Motiti Avocadoes Ltd	97
- Paul Cooney	
- Jeff Hextall	
- Richard (Sam) Pepper	
Nga Potiki Authority and Ngati Pukenga	134/135
- Sandy	
John Nuku	54
Paretaihinu Nuku	126
Te Au One One	No submission
Ms Patara (on behalf of Te Puhi Patara)	13
Daniel Ranapia	187
Nepia Ranapia	11
Riico (on behalf of Erena Nuku)	24
Erena Nuku Ulu	48
Vernon Wills	208

(c) *Toroa Marae, Whakatane - 10th and 11th July 2007*

Kuru Aukaha	163
Sharon Nuku Baker	8
Steffon Haua	29
Kataraina Keepa	50
Ngati Awa	
- Beverley Hughes	98
Nepia Ranapia	
Pairama Ranapia	31
Huriwaka Rewa	20
Meremaihi Williams	56
Katie Wiri	192

2. For the Territorial Authority

Keith Frentz, Beca Carter, Tauranga

Schedule of Late Submitters

Submission No	Submitter/s
188	Chris Reijthar and Simon Luxton
189	Henry Kingi
190	C Kingi for Romana Kingi
191	Pauline Daisy Butt (Mere Wakana Davis)
192	Katie Wiri
193	Hawiki Ranapia
194	Pairiama Ranapia
195	Faulkner Whanau
196	Anahera Simon
197	Ada Shortland
198	Lorin Ruihi Shortland
199	Sima Shortland
200	Hakopa Faulkner
201	Raewyn Bennett
202	Andrew Ranapia
203	Garth TeWaru Kerr
204	Pia Kerr
205	Ruthie Kerr
206	Susan Kerr
207	Te Reina Kerr
208	Vernon W Wills

Final Decisions on Submissions and Further Submissions - Jurisdiction

Decision

The following submissions are **rejected**:

Submission Number	Submitter	Final Decision
12.1	Matahira Wikeepa and Te A Paul	Reject
24.2	Motituitianaki ki Tamaki makau rau	Reject
24.3	Motituitianaki ki Tamaki makau rau	Reject
24.4	Motituitianaki ki Tamaki makau rau	Reject
24.5	Motituitianaki ki Tamaki makau rau	Reject
24.6	Motituitianaki ki Tamaki makau rau	Reject
37.1	Nathan Brown	Reject
38.1	Rowena Freda Cooper	Reject
39.1	Eve Beckett	Reject
40.1	Benjamin Josephs	Reject
41.1	Grace Atarangi Cooper	Reject
42.1	Adam Gates	Reject
43.1	John Wi Kiwa	Reject
46.1	Alice Kiwa	Reject
47.1	Pera Ulu	Reject
48.1	Te Whanau Te Ikanui Rihara	Reject
102.1	Dean Cowles	Reject
102.2	Eruera Haua	Reject
118.1	Kepa Samuel Aiavao	Reject
123.1	Mark Cooper	Reject
125.1	John Cooper	Reject
129.1	Rihara Ulafala Apelu Aiavao	Reject
130.1	Te Huinga Tavita Penaio Aiavao	Reject
131.1	Larry Brown	Reject
132.1	Hoani Peniamina Aiavao	Reject
133.1	Alexia Ngahoe Brown	Reject
145.1	Casey Baker	Reject
146.1	Simon Baker	Reject
147.1	Kepa Nuku	Reject
148.1	Maxine Butler	Reject
150.1	Tana Butler	Reject
151.1	Kehu Kehu Butler	Reject
152.1	Teagan Butler	Reject
153.1	Michael Aukaha	Reject
154.1	Geraldine Tawa	Reject
155.1	Khan Taituha Butler	Reject

Submission Number	Submitter	Final Decision
156.1	Wairaka Te Kira	Reject
157.1	Toni Kataraina Wendy Nuku	Reject
158.1	Ethan Aukaha	Reject
159.1	Janelle Kiwa	Reject
160.1	Kiri Kiwa	Reject
161.1	Anthony Hagen	Reject
162.1	Nedra Nuku	Reject
163.1	Duane Michael Kuru Aukaha	Reject
164.1	John Wairau	Reject
165.1	Sandra Cameron	Reject
166.1	Takiri Butler	Reject
167.1	Te Kehu Kehu Butler	Reject
168.1	Iritana Riria Butler	Reject
169.1	Madonna Hirini	Reject
170.1	Maria Nuku	Reject
171.1	Maria Rameka	Reject
172.1	Larry Nuku	Reject
173.1	Rawinia Rowena Nuku	Reject
174.1	Tarawhati Dekker	Reject
175.1	Joost Nuku	Reject
176.1	Keith Te Rata Nuku	Reject
177.1	Rawi Elizabeth Nuku	Reject
178.1	Kelly John Butler	Reject
180.1	Hiraina Dickson	Reject
181.1	Aukaha Dickson	Reject
186.1	Rangitikei Dickson	Reject
Further submission:		Reject
212.1	Erena Rihara Nuku Ulu in support of submission 48.1, Te Whanau Te Ikanui Rihara	Reject

Final Decisions on Submissions and Further Submissions - Administrative Issues

Decision

The following submissions are **rejected**

Advice Note

The requests made in the submissions have been passed to the Territorial Authority (via Department of Internal Affairs) for appropriate action.

Submission Number	Submitter	Final Decision
2.4	Nancy Ngataria Wiremu (Williams)	Reject
2.5	Nancy Ngataria Wiremu (Williams)	Reject
3.4	Maraea Faulkner	Reject
3.5	Maraea Faulkner	Reject
4.4	Deborah Reremoanan Rota	Reject
4.5	Deborah Reremoanan Rota	Reject
5.4	Pearly Sullivan	Reject
5.5	Pearly Sullivan	Reject
7.4	Hera Kingi	Reject
7.5	Hera Kingi	Reject
8.4	Sharon Baker	Reject
8.5	Sharon Baker	Reject
9.4	Marie Bailey	Reject
9.5	Marie Bailey	Reject
10.4	Ngaraka Ley	Reject
10.5	Ngaraka Ley	Reject
11.6	Nepia Ranapia and whanau	Reject
13.1	TePuhi Patara	Reject
16.1	Hepa Anderson	Reject
17.4	Motuhia Waimarie Williams	Reject
17.5	Motuhia Waimarie Williams	Reject
21.4	Christie Kereti Rolleston	Reject
21.5	Christie Kereti Rolleston	Reject
22.4	Gregory Michael Rolleston	Reject
22.5	Gregory Michael Rolleston	Reject
23.4	Peter Grant	Reject
23.5	Peter Grant	Reject
25.4	Toko me Katherine Wiremu Whanau Trust	Reject
25.5	Toko me Katherine Wiremu Whanau Trust	Reject
26.4	Graham Hoete	Reject

Submission Number	Submitter	Final Decision
27.4	Mark Ley	Reject
27.5	Mark Ley	Reject
32.4	Harry Faulkner	Reject
32.5	Harry Faulkner	Reject
56.4	Meremaihi Williams	Reject
56.5	Meremaihi Williams	Reject
57.4	Vernon Hoete	Reject
57.5	Vernon Hoete	Reject
58.4	Tania Hoete	Reject
58.5	Tania Hoete	Reject
59.4	Christine Ngaku Hoete	Reject
59.5	Christine Ngaku Hoete	Reject
60.4	Mervyn Hoete	Reject
60.5	Mervyn Hoete	Reject
61.4	Vincent Shortland	Reject
61.5	Vincent Shortland	Reject
62.4	Pamela Hemopo Shortland	Reject
62.5	Pamela Hemopo Shortland	Reject
63.4	Kahupikake Franks	Reject
63.5	Kahupikake Franks	Reject
64.4	Reita Shortland	Reject
64.5	Reita Shortland	Reject
65.4	Ted Shortland	Reject
65.5	Ted Shortland	Reject
66.4	Rachel Shortland	Reject
66.5	Rachel Shortland	Reject
67.4	J Grant	Reject
67.5	J Grant	Reject
68.4	Tina Kuka	Reject
68.5	Tina Kuka	Reject
69.4	S Willison	Reject
69.5	S Willison	Reject
70.4	Phillippa Grant	Reject
70.5	Phillippa Grant	Reject
71.4	Patuwai Ngatimaumoana Ku Motiti	Reject
71.5	Patuwai Ngatimaumoana Ku Motiti	Reject
72.4	Karen Rahiri	Reject
72.5	Karen Rahiri	Reject
73.4	Paul Karaka Grant	Reject
73.5	Paul Karaka Grant	Reject
74.4	Lorna Toori	Reject
74.5	Lorna Toori	Reject
75.4	Waereti Green	Reject
75.5	Waereti Green	Reject
76.4	Raa Kingi	Reject
76.5	Raa Kingi	Reject
77.4	Ngapati Kuka	Reject
77.5	Ngapati Kuka	Reject
78.4	Hemotu TeAkali Tiopira	Reject

Submission Number	Submitter	Final Decision
78.5	Hemotu TeAkali Tiopira	Reject
79.4	TePara May Douglas	Reject
79.5	TePara May Douglas	Reject
80.4	Maringi Mathehaere	Reject
80.5	Maringi Mathehaere	Reject
81.4	Joy Rahiri	Reject
81.5	Joy Rahiri	Reject
82.4	D Tukaokao	Reject
82.5	D Tukaokao	Reject
83.4	Koroma Wirimanan McGregor	Reject
83.5	Koroma Wirimanan McGregor	Reject
84.4	Ngarui Grant	Reject
84.5	Ngarui Grant	Reject
85.4	W Winiata	Reject
85.5	W Winiata	Reject
86.4	Archie Pareiha Grant	Reject
86.5	Archie Pareiha Grant	Reject
87.4	Debbie Heke-Kaiawha	Reject
87.5	Debbie Heke-Kaiawha	Reject
88.4	Charlie Rahiri	Reject
88.5	Charlie Rahiri	Reject
89.4	Pahu-Riritahi Whanau Trust	Reject
89.5	Pahu-Riritahi Whanau Trust	Reject
90.4	Joseph Wihau Grant	Reject
90.5	Joseph Wihau Grant	Reject
92.4	Maraia Evans	Reject
92.5	Maraia Evans	Reject
93.4	Tina Kuka	Reject
93.5	Tina Kuka	Reject
94.4	Fiona Macleod-Haunui	Reject
94.5	Fiona Macleod-Haunui	Reject
98.41	Te Runanga o Ngati Awa	Reject
98.42	Te Runanga o Ngati Awa	Reject
98.43	Te Runanga o Ngati Awa	Reject
187.2	Daniel Ranapia	Reject
187.3	Daniel Ranapia	Reject
188.1	Chris Rejthar and Simon Luxton	Reject
188.5	Chris Rejthar and Simon Luxton	Reject
188.9	Chris Rejthar and Simon Luxton	Reject
189.4	Henry Kingi	Reject
189.5	Henry Kingi	Reject
190.4	C Kingi for Romana Kingi	Reject
190.5	C Kingi for Romana Kingi	Reject
191.4	Pauline Daisy Butt (Mere Wakana Davis)	Reject
191.5	Pauline Daisy Butt (Mere Wakana Davis)	Reject
192.2	Katie Win	Reject
195.4	Faulkner Whanau	Reject
195.5	Faulkner Whanau	Reject
196.4	Anahera Simon	Reject

Submission Number	Submitter	Final Decision
196.5	Anahera Simon	Reject
197.4	Ada Shortland	Reject
197.5	Ada Shortland	Reject
198.4	Lorrin Ruihi Shortland	Reject
198.5	Lorrin Ruihi Shortland	Reject
199.4	Sima Shortland	Reject
199.5	Sima Shortland	Reject
200.4	Hakopa Faulkner	Reject
200.5	Hakopa Faulkner	Reject
201.25	Raewyn Bennett	Reject
206.2	Susan Kerr	Reject
207.2	Te Reina Kerr	Reject

**Final Decisions on Submissions and Further Submissions
- No District Plan/The Whole Plan**

Decision

1. Pursuant to clause 16, First Schedule, RMA, minor amendments are made to the Plan including but not necessarily limited to bullet points and referencing.
2. Reference to the Regional Council is corrected to “The Bay of Plenty Regional Council”.
3. The following final decisions are made on submission points that relate to the whole of the Plan or that seek that there be no District Plan.

Submission No.	Submitter	Final Decision
6.2	Bay of Plenty Regional Council	Accept
6.4	Bay of Plenty Regional Council	Accept
6.5	Bay of Plenty Regional Council	Withdrawn
100.4	Ministry for the Environment	Accept
100.5	Ministry for the Environment	Accept
187.5	Daniel Ranapia	Accept
188.2	Chris Reijthar, Simon Luxton	Accept
31.1	Pairama Ranapia	Accept in Part
193.1	Hawiki Ranapia	Accept in Part
194.1	Pairama Ranapia	Accept in Part
202.1	Andrew Ranapia	Accept in Part
6.3	Bay of Plenty Regional Council	Reject
14.4	Tania Turner	Reject
14.5	Tania Turner	Reject
14.6	Tania Turner	Reject
19.4	Ngamamae Turner (Hira Takuira Mita)	Reject
19.5	Ngamamae Turner (Hira Takuira Mita)	Reject
19.6	Ngamamae Turner (Hira Takuira Mita)	Reject
20.4	Huriwaka Rewa	Reject
20.5	Huriwaka Rewa	Reject
20.6	Huriwaka Rewa	Reject
44.1	Rodney Gates	Reject
45.1	Herewini Barber (Ngapuhi)	Reject
49.1	Carl Peters	Reject
50.1	Katairaina Keepa	Reject
51.1	Brenda Ker	Reject
52.1	Khareena Hoete	Reject
53.1	Vonni Nuku	Reject
54.1	John Wehiwehi Nuku	Reject

Submission No.	Submitter	Final Decision
55.1	David Muir and Antonia Bencetti-Muir	Reject
55.2	David Muir and Antonia Bencetti-Muir	Reject
97.1	Motiti Avocados Ltd	Reject
115.1	Hoani Nuku	Reject
116.1	Hariata Nuku	Reject
117.1	Umuhuri Matehaere	Reject
119.1	Te-Umuhuri Matehaere	Reject
120.1	Rereamomo Monty Ohia	Reject
121.1	Maraea Brown	Reject
122.1	Inda Tania Brown	Reject
124.1	Irihapeti B Dickson	Reject
126.1	Paretaihinu Nuku	Reject
127.1	Ihaka Barber	Reject
128.1	Robyn Brown	Reject
134.1	Nga Potiki Authority	Reject
135.1	Ngati Pukenga	Reject
136.1	Barbara Maringi Ria	Reject
137.1	Isaac Grant	Reject
138.1	Gloria Puhata Grant	Reject
139.1	Ivan Grant	Reject
140.1	Hikamate Harry Whareaopere	Reject
141.1	Barbara Grant	Reject
142.1	Thomas Abraham McCausland	Reject
143.1	Vervies Punohu McCausland	Reject
144.1	Sonny Ranapia	Reject
149.1	Adrian Webster	Reject
179.1	Kiharoa Ainsley Nuku	Reject
182.1	Irihapeti Rosie Dickson	Reject
183.1	Delia Faulkner	Reject
184.1	Charles Dickson	Reject
185.1	Watene Williams	Reject
205.1	Ruthie Kerr	Reject

Interim Decision on Submissions and Further Submissions - Rural (Non Policy) Zone

Interim Decision

The following interim decisions are made with respect to the submissions as they affect Chapter 3 of the Proposed Motiti District Plan and only as they affect the Rural (Non-Policy) Zone.

An annotated version of Chapter 3 incorporating these decisions is attached to this decision as Appendix 7:

Rule	Submission No.	Submitter	Interim Decision
3.2	97.33	Motiti Avocados Ltd	Accept. No change required.
	98.16	Te Runanga o Ngati Awa	Accept in Part. Permitted activity list amended to identify limits to earthworks.
3.2.1	6.23	Bay of Plenty Regional Council	Accept. Advisory note inserted
	98.20	Te Runanga o Ngati Awa	Accept. Amend activity list to refer to Public Reserves
	101.27	Department of Conservation	Accept. Amend activity list to refer to Public Reserves
	210.24	Motiti Avocados Ltd	Accept
	210.25	Motiti Avocados Ltd	Accept in part
	210.26	Motiti Avocados Ltd	Accept
	210.37	Motiti Avocados Ltd	Accept
	98.19	Te Runanga o Ngati Awa	Reject
	98.34	Te Runanga o Ngati Awa	Reject
	99.1	The Royal Forest and Bird Protection Society	Reject
	99.3	The Royal Forest and Bird Protection Society	Reject
	201.41	Raewyn Bennett	Reject
	210.1	Motiti Avocados Ltd	Reject
3.3.1	6.26	Bay of Plenty Regional Council	Accept. Rule clarified to state average requirement. Provisos deleted.
3.3.3	97.34	Motiti Avocados Ltd	Accept. Proviso 2 amended to specific dimensions.
	208.4	Vernon Wills	Accept. Proviso 2 amended to specific dimensions
	97.35	Motiti Avocados Ltd	Accept in Part. Proviso 2 amended to specific dimensions
	28.1	Don Wills	Accept in Part. Setback from the top cliff-edge provided in Rule 3.3.3 for geotechnical reasons. Other rules for setback from the coastal fringe deferred.

Rule	Submission No.	Submitter	Interim Decision
	97.38	Motiti Avocados Ltd	Accept in Part. Setback from the top cliff-edge provided in Rule 3.3.3 for geotechnical reasons. Other rules for setback from the coastal fringe deferred.
	97.39	Motiti Avocados Ltd	Accept in Part. Setback from the top cliff-edge provided in Rule 3.3.3 for geotechnical reasons. Other rules for setback from the coastal fringe deferred.
3.3.4	210.28	Motiti Avocados Ltd	Accept. No change within the Rural (Non-Policy) Zone
	98.23	Te Runanga o Ngati Awa	Reject. (Further consideration may be given to height within the Policy Areas in the context of the Hapu Management Plan(s).)
3.3.5	100.21	Ministry for the Environment	Accept. Diagram moved.
3.3.6	100.2	Ministry for the Environment	Accept. Proposed Rule 3.3.6 amended
	100.22	Ministry for the Environment	Accept. Proposed Rule 3.3.6 amended
3.3.7	6.27	Bay of Plenty Regional Council	Accept. Advice note added.
	97.36	Motiti Avocados Ltd	Accept in part. Rule amended with regard to the Rural (Non-Policy) Zone. No decision is yet made in regard to proposed Coastal Zone. Definition of Earthworks amended.
	97.40	Motiti Avocados Ltd	Accept. Rule amended.
	97.42	Motiti Avocados Ltd	Accept. Rule amended.
	97.37	Motiti Avocados Ltd	Accept in part.
3.3.8	6.25	Bay of Plenty Regional Council	Reject.
	98.21	Te Runanga o Ngati Awa	Accept. Rule 3.3.8 amended
	100.23	Ministry for the Environment	Accept. Definition for trimming and/or maintenance added.
	101.33	Department of Conservation	Accept. Rule amended to include matters of public health and safety
3.3.9	97.43	Motiti Avocados Ltd	Accept. (Note; further controls may be introduced in the proposed Coastal Zone.)
3.3.11	98.24	Te Runanga o Ngati Awa	Accept in Part. Rule 3.3.11 amended to add separation from waahi tapu, waahi taonga or other known place of significance to tangata whenua.
	210.31	Motiti Avocados Ltd	Accept in Part.
3.3.12	6.28	Bay of Plenty Regional Council	Accept. Advice note added.
	98.25	Te Runanga o Ngati Awa	Accept in Part. First sub-point under (a) is amended.

Rule	Submission No.	Submitter	Interim Decision
3.3.13	6.29	Bay of Plenty Regional Council	Accept. Advice note added
	97.44	Motiti Avocados Ltd	Accept. Reference to the Drinking Water Standard is deleted.
	98.26	Te Runanga o Ngati Awa	Reject. The submission addresses operational matters not part of the District Plan.
3.3.14	6.30	Bay of Plenty Regional Council	Accept. Advice note added
	98.27	Te Runanga o Ngati Awa	Reject. The submission addresses operational matters not part of the District Plan.
	210.32	Motiti Avocados Ltd	Accept in part
3.3.15	6.31	Bay of Plenty Regional Council	Accept. Advice note added
	99.4	The Royal Forest and Bird Protection Society	Reject.
3.3.16	6.32	Bay of Plenty Regional Council	Accept.
3.3.17	6.33	Bay of Plenty Regional Council	Accept. Advice note added
	6.34	Bay of Plenty Regional Council	Accept. Advice note added
	97.45	Motiti Avocados Ltd	Accept. Rule 3.3.17 amended to refer to a minimum of a 20-year return period storm.
	98.22	Te Runanga o Ngati Awa	Accept. New tracks are to avoid waahi tapu and waahi taonga.
3.3.18	6.35	Bay of Plenty Regional Council	Accept.
	98.28	Te Runanga o Ngati Awa	Reject. The requested amendment seeks to impose controls of a third party.
3.3.20	6.36	Bay of Plenty Regional Council	Accept in Part. Rule amended to provide certainty and reference HPT and Regional Council.
	210.33	Motiti Avocados Ltd	Accept in Part. Rule amended to provide certainty and reference HPT and Regional Council.
3.3.21	97.46	Motiti Avocados Ltd	Accept
3.3.22	6.37	Bay of Plenty Regional Council	Accept. Rule amended for clarification.
	98.30	Te Runanga o Ngati Awa	Accept. Rule amended for clarification.
	100.3	Ministry for the Environment	Accept. Rule amended for clarification.
3.4	100.24	Ministry for the Environment	Accept. Rule amended.

Rule	Submission No.	Submitter	Interim Decision
3.5.2	100.25	Ministry for the Environment	Accept. Rule renumbered.
3.5.2	201.42	Raewyn Bennett	Accept. Width reduced to 3m.
3.5.2	210.34	Motiti Avocados Ltd	Accept.
3.5.2	97.47	Motiti Avocados Ltd	Accept in Part.
3.5.2	98.31	Te Runanga o Ngati Awa	Accept in Part.
3.5.4	6.38	Bay of Plenty Regional Council	Accept. Rule amended.
3.5.4	100.26	Ministry for the Environment	Accept. Rule amended
3.5.5	101.34	Department of Conservation	Accept. Rule amended.
3.5.5	101.35	Department of Conservation	Accept. Rule amended.
3.5.5	101.36	Department of Conservation	Accept. Rule amended.
3.5.5	101.37	Department of Conservation	Accept. Rule amended.
3.5.5	101.38	Department of Conservation	Reject.
3.5.6	6.39	Bay of Plenty Regional Council	Accept. Rule combined with 3.5.2.
3.5.6	98.35	Te Runanga o Ngati Awa	Accept. Rule combined with 3.5.2.
3.5.6	100.27	Ministry for the Environment	Accept. Rule combined with 3.5.2.
3.5.7	6.39	Bay of Plenty Regional Council	Accept. Rule amended.
3.5.7	100.28	Ministry for the Environment	Accept. Rule amended.
3.6	97.49	Motiti Avocados Ltd	Reject.
3.6.2	101.39	Department of Conservation	Accept.
3.6.2	101.40	Department of Conservation	Accept.
3.6.2	97.48	Motiti Avocados Ltd	Reject
3.6.3	6.40	Bay of Plenty Regional Council	Accept. Example condition amended.
3.6.3	210.38	Motiti Avocados Ltd	Accept.
3.6.3	98.36	Te Runanga o Ngati Awa	Reject.
3.6.3	98.37	Te Runanga o Ngati Awa	Reject.
3.6.3	98.38	Te Runanga o Ngati Awa	Reject.

Rule	Submission No.	Submitter	Interim Decision
Definitions	98.40	Te Runanga o Ngati Awa	Accept
	100.6	Ministry for the Environment	Accept
	101.31	Department of Conservation	Accept
	101.42	Department of Conservation	Accept
	101.43	Department of Conservation	Accept
	101.44	Department of Conservation	Accept
	101.45	Department of Conservation	Accept
	6.20	Bay of Plenty Regional Council	Accept.
	6.42	Bay of Plenty Regional Council	Accept in Part.
	96.1	Peter Clark/Murray Simpson, Western Bay Moana Rural Fire Authority	Accept in Part.
	97.55	Motiti Avocados Ltd	Reject
General	210.7	Motiti Avocados Ltd	Accept
General	210.8	Motiti Avocados Ltd	Accept

Provisional Environmental Management Rules For Rural (Non-Policy) Zone

3 Environmental Management Rules

3.1 General

Any site may be used for more than one activity at the same time, provided that all applicable Plan standards, terms and conditions for each activity are complied with.

3.2 Permitted Activities

Any one or more of the activities listed in the Plan as permitted activities, and the erection of buildings or structures associated with those activities are permitted provided they comply with all permitted activity standards and terms listed in the Plan.

3.2.1 Permitted Activities – General

<u>Activity</u>	<u>Zone</u>			
	<u>Rural (Non- Policy)</u>	<u>Rural (Policy Areas)</u>		<u>Coastal</u>
		<u>Patuwai/ Maumoana</u>	<u>Tauwhao ki Motiti</u>	
<u>Accessory buildings and activities</u>	✓	<u>TO BE DETERMINED</u>	<u>TO BE DETERMINED</u>	<u>TO BE DETERMINED</u>
<u>Building demolition or site works associated with the development of the land for a permitted activity or approved subdivision consent</u>	✓			
<u>Cemeteries /Burial grounds (urupa)</u>	✓			
<u>Clearance of exotic vegetation [NOTE: Undertaking clearance of exotic vegetation may also need to comply with the provisions of the relevant Regional Plan or be required to obtain resource consent from the Bay of Plenty Regional Council before commencement.]</u>	✓			
<u>Earthworks as defined up to the maximum volume provided for as a permitted activity by the operative provisions of the relevant Bay of Plenty Regional Plan (see 3.3.15)</u>	✓			
<u>Earthworks requiring consent from the Bay of Plenty Regional Council</u>	✓			

<u>Activity</u>	<u>Zone</u>			
	<u>Rural (Non-Policy)</u>	<u>Rural (Policy Areas)</u>		<u>Coastal</u>
		<u>Patuwai/ Maumoana</u>	<u>Tauwhao ki Motiti</u>	
<u>Earthworks, as defined, up to or equal to, 50m³ or exposing a surface area less than or equal to 100² (see 3.3.15).</u>				
<u>Education facilities including children's daycare for up to 25 full time equivalent attendees</u>	✓			
<u>Emergency Response Station</u>	✓			
<u>Health Centre (up to 4 Full Time Equivalent (FTE) staff)</u>	✓			
<u>Home occupations</u>	✓			
<u>Network utilities (see 3.2.2)</u>	✓			
<u>Places of Assembly/marae</u>	✓			
<u>Privately owned and operated radio and telecommunication masts, aerials, antenna dishes, panel antenna, weather radar, guy wires, wooden or steel support poles</u>	✓			
<u>Public Reserves as provided for under the Reserves Act</u>	✓	<u>TO BE DETERMINED</u>	<u>TO BE DETERMINED</u>	<u>TO BE DETERMINED</u>
<u>Residential activities</u>	✓			
<u>Rural activities including cultivation</u>	✓			
<u>Rural support activities</u>	✓			
<u>Signs</u>	✓			
<u>Temporary Activities</u>	✓			
<u>Trimming and/or maintenance of any pohutukawa or other native vegetation from the cliffs surrounding Motiti</u>				
<u>Transportation activities including, but not limited to, the establishment and operation of airfields, helicopter landing areas, wharves, jetties and slipways</u>	✓			
<u>Visitor Accommodation</u>	✓			
<u>Water storage tanks and sewage disposal systems</u>	✓			

3.2.2 Permitted Activities – Network Utilities

Activity	Zone			
	Rural (Non-Policy)	Rural (Policy Areas)		Coastal
		Patuwai/ Maumoana	Tauwhao ki Motiti	
<u>New lines, extension in length of lines, and upgrading the voltage or capacity of underground electrical lines for conveying electricity</u>	✓	<u>TO BE DETERMINED</u>	<u>TO BE DETERMINED</u>	<u>TO BE DETERMINED</u>
<u>New lines, and extension in length of overhead electrical lines including support pylons and structures for conveying electricity, and telecommunication and cables forming part of the same facility</u>	✓			
<u>Minor upgrading of existing overhead electrical lines for conveying electricity where minor upgrading means:</u> <u>An increase in the power-carrying or operating capacity, efficiency or security of electricity and associated telecommunication lines, where this utilises existing support structures and includes:</u> <u>(a) The reconductoring of lines with higher capacity conductors</u> <u>(b) The resagging of conductors</u> <u>(c) The installation of longer and more efficient insulators</u> <u>(d) The addition of earthwires (which may contain telecommunication lines) and earthpeaks.</u> <u>Provided that such minor upgrading will comply with the minimum distances (under normal, still air conditions) as set down in the NZ Electrical Code of Practice for Electricity Safety Distances, NZECP 34 1993. Minor upgrading unable to meet this proviso is a non-complying activity.</u> <u>Minor upgrading shall not include any works that result in an increase in the voltage of lines beyond 33kv.</u>	✓			
<u>Temporary overhead electrical and telecommunication lines for a period not exceeding 6 months</u>	✓			
<u>Single transformers and associated switching gear conveying electricity at a voltage up to, and including, 110kV not exceeding a gross floor area (GFA) of 4m² and height of 2m</u>	✓			

<u>Activity</u>	<u>Zone</u>			
	<u>Rural (Non-Policy)</u>	<u>Rural (Policy Areas)</u>		<u>Coastal</u>
		<u>Patuwai/ Maumoana</u>	<u>Tauwhao ki Motiti</u>	
<u>Underground telecommunication lines and cables (ie new lines; extension in length of lines; upgrading by increasing capacity of cable).</u>	✓	<u>TO BE DETERMINED</u>	<u>TO BE DETERMINED</u>	<u>TO BE DETERMINED</u>
<u>Radio and telecommunication masts owned and operated by a public utility company up to, and including, 14m high together with associated antenna dishes not exceeding 2.7m in diameter, aerials not exceeding 6m high and 75mm in diameter, panel antennas not exceeding 2.5m high x 0.5m wide, weather radar, guy wires, wooden or steel support poles, provided the total height of the mast and associated equipment shall not exceed 20m. The mast shall have a maximum diameter of 1350mm. Buildings shall not exceed 30m² gross floor area (GFA).</u>	✓			
<u>Radio and telecommunication ancillary equipment shelters up to 3m high and 10m² gross floor area (GFA) per site</u>	✓			
<u>Rural fire-fighting depots and associated facilities</u>	✓			
<u>Trig stations</u>	✓			
<u>Lighthouses, navigational aids and beacons subject to the approval of Maritime New Zealand and/or Bay of Plenty Regional Council (Environment BOP).</u>	✓			
<u>Meteorological enclosures and buildings not exceeding 30m² in gross floor area (GFA); automatic weather stations and single anemometer mast not exceeding a height of 10m; voluntary observer sites; associated microwave links</u>	✓			

~~3.2.1 Permitted Activities – General~~

~~Any one or more of the activities listed in the Plan as permitted activities, and the erection of buildings or structures associated with those activities are permitted provided they comply with all permitted activity standard and term listed in the Plan.~~

- ~~■ Accessory buildings and activities~~
- ~~■ Building demolition or site works associated with the development of the land for a permitted activity or approved subdivision consent~~
- ~~■ Cemeteries /Burial grounds (urupa)~~
- ~~■ Clearance of exotic vegetation [NOTE: Undertaking clearance of exotic vegetation may also need to comply with the provisions of the relevant Regional Plan or be required to~~

~~obtain resource consent from the Bay of Plenty Regional Council before commencement.~~

- ~~■ Earthworks up to the maximum volume provided for as a permitted activity by the operative provisions of the relevant Bay of Plenty Regional Plan~~
- ~~■ Education facilities including children's daycare for up to 25 full time equivalent attendees~~
- ~~■ Emergency Response Station~~
- ~~■ Health Centre (up to 4 Full Time Equivalent (FTE) staff)~~
- ~~■ Home occupations~~
- ~~■ Network utilities (see 3.2.2)~~
- ~~■ Places of Assembly/marae~~
- ~~■ Privately owned and operated radio and telecommunication masts, aerials, antenna dishes, panel antenna, weather radar, guy wires, wooden or steel support poles~~
- ~~■ Public Reserves as provided for under the Reserves Act~~
- ~~■ Residential activities~~
- ~~■ Rural activities~~
- ~~■ Rural support activities~~
- ~~■ Signs~~
- ~~■ Temporary Activities~~
- ~~■ Trimming and/or maintenance of any pohutukawa or other native vegetation from the cliffs surrounding Motiti~~
- ~~■ Transportation activities including, but not limited to, the establishment and operation of airfields, helicopter landing areas, wharves, jetties and slipways~~
- ~~■ Visitor Accommodation~~
- ~~■ Water storage tanks and sewage disposal systems.~~

~~3.2.2 Permitted Activities – Network Utilities~~

- ~~■ New lines, extension in length of lines, and upgrading the voltage or capacity of underground electrical lines for conveying electricity.~~
- ~~■ New lines, and extension in length of overhead electrical lines including support pylons and structures for conveying electricity, and telecommunication and cables forming part of the same facility.~~
- ~~■ Minor upgrading of existing overhead electrical lines for conveying electricity where minor upgrading means:
An increase in the power carrying or operating capacity, efficiency or security of electricity and associated telecommunication lines, where this utilises existing support structures and includes:
(a) The reconductoring of lines with higher capacity conductors
(b) The resagging of conductors~~

~~(c) The installation of longer and more efficient insulators~~

~~(d) The addition of earthwires (which may contain telecommunication lines) and earthpeaks.~~

~~Provided that such minor upgrading will comply with the minimum distances (under normal, still air conditions) as set down in the NZ Electrical Code of Practice for Electricity Safety Distances, NZECP 34 1993. Minor upgrading unable to meet this proviso is a non-complying activity.~~

~~Minor upgrading shall not include any works that result in an increase in the voltage of lines beyond 33kv.~~

- ~~■ Temporary overhead electrical and telecommunication lines for a period not exceeding 6 months.~~
- ~~■ Single transformers and associated switching gear conveying electricity at a voltage up to, and including, 110kV not exceeding a gross floor area (GFA) of 4m² and height of 2m.~~
- ~~■ Underground telecommunication lines and cables (ie new lines, extension in length of lines, upgrading by increasing capacity of cable).~~
- ~~■ Radio and telecommunication masts owned and operated by a public utility company up to, and including, 14m high together with associated antenna dishes not exceeding 2.7m in diameter, aerials not exceeding 6m high and 75mm in diameter, panel antennas not exceeding 2.5m high x 0.5m wide, weather radar, guy wires, wooden or steel support poles, provided the total height of the mast and associated equipment shall not exceed 20m. The mast shall have a maximum diameter of 1350mm. Buildings shall not exceed 30m² gross floor area (GFA).~~
- ~~■ Radio and telecommunication ancillary equipment shelters up to 3m high and 10m² gross floor area (GFA) per site.~~
- ~~■ Rural fire fighting depots and associated facilities.~~
- ~~■ Trig stations.~~
- ~~■ Lighthouses, navigational aids and beacons subject to the approval of Maritime New Zealand and/or Bay of Plenty Regional Council (Environment BOP).~~
- ~~■ Meteorological enclosures and buildings not exceeding 30m² in gross floor area (GFA); automatic weather stations and single anemometer mast not exceeding a height of 10m; voluntary observer sites; associated microwave links.~~

3.3 Standards and Terms for Permitted Activities

The following standards and terms apply to all permitted activities unless otherwise stated in Section 3.2.

3.3.1 Intensity of Development – Density

- a. Development intensity for permitted residential and visitor accommodation activities on Motiti shall not exceed that listed in Table 3.1:

Table 3.1: Development Intensity

Activity	Development Intensity
Residential Activity	<u>An average of no more than 1 dwelling unit per 3.0ha of allotment area</u>
Visitor Accommodation	<u>An average of no more than 1 dwelling unit equivalent* per 3.0ha of site area</u>

* Defined.

~~Provided that:~~

- ~~1. One residential dwelling unit only may be erected on any lot less than 3.0ha in area subject to compliance with the rules of the Plan.~~
- ~~2. More than one residential dwelling unit(s) may be erected on any partition in the Te Patuwaui and Te Whanau a Taupo Policy Areas less than 3.0ha in area for the permanent residence of any shareholder with a registered interest in the land on which the residence is to be erected, subject to compliance with the rules of the Plan.~~

- b. The total number of dwelling units or dwelling unit equivalents established on Motiti shall not exceed 240.

3.3.2 Intensity of Development – Transferable Development Rights (TDR)

The right to develop each site for residential activities may be accumulated, or transferred to alternative development sites, subject to the following conditions:

- a. The donor of the building development right may provide no more than the equivalent of 1 dwelling unit per 3.0ha of donor site area less any dwelling units existing on the donor site at the time of the transfer (see Figure 3.1: Example TDR Calculation).
- b. The transfer shall be recorded against the certificate of title of both the donor site and the recipient site by way of a covenant clearly specifying the total number of dwelling unit entitlements transferred, where they originate from, where they are to be utilised and, in the case of the donor title, the balance development right (if any), remaining with that title.
- c. A copy of the agreed transfer shall be provided to the Minister prior to registration of the covenants and a copy of the certificates of title shall be provided following registration of the covenants for the Minister’s records. The Minister’s records are to be freely available to the public at all times.

- d. All development on the recipient site shall be shown to comply with the rules of the Plan for permitted and controlled activities, including the TDR, or the conditions of a duly authorised Resource Consent, prior to registration of the covenants on the subject certificates of title.

Figure 3.1: Example TDR Calculation

Lot A has a site area of 30ha and therefore has a development entitlement of 10 dwelling units at 1 dwelling unit per 3.0ha.

Lot A has 2 existing dwelling units on the site and may therefore transfer an entitlement of up to 8 dwelling units or dwelling unit equivalents ($10 - 2 = 8$) to any other site(s).

Once all 8 units are transferred no further development, or subdivision, is possible as-of-right, or as a controlled activity, on Lot A. No lot may receive a TDR beyond the stated permitted activity density without a resource consent.

3.3.3 Bulk and Location – Setbacks

- a. All residential and visitor accommodation buildings shall be set back from the nearest site boundary by a minimum distance of 3.0m.
- b. All buildings, other than those wholly used for residential or visitor accommodation activities, associated with any rural activity or Rural support activity shall be set back from the nearest site boundary by a minimum distance of 20m.
- c. All buildings in the Rural (Non-Policy) Zone shall be set back from the Coastal Zone boundary by a minimum distance of 5m.
- d. All buildings in the Rural (Non-Policy) Zone shall be set back from the top cliff-edge by a minimum distance of two times the vertical height of the cliff
- e. All buildings in the Patuwai/Maumoana and Tauwhao ki Motiti Policy Areas
TO BE DETERMINED

Provided that, with respect to (a) and (b):

1. The following features may intrude into a building setback within all activity areas:
 - Eaves, up to 0.6m into the setback
 - A porch, windbreak, chimney, external stairway, landing or unenclosed balcony, up to 0.6m into the setback, provided there shall be only one intrusion into each setback.
2. The building set back may be encroached on by any building or part of a building ~~other than by eaves, a porch, windbreak, chimney, external stairway, landing or unenclosed balcony, by not more than 10% of the specified dimension, to a distance of:~~
 - 1.5m from the boundary for residential and visitor accommodation buildings
 - 5.0m from the boundary for any other building.

as a permitted activity, subject to the approval of the immediately adjoining property owner being provided in writing, endorsed on a copy of the building consent plans showing the encroachment, and submitted to the Minister for information.

3.3.4 Bulk and Location – Height

The height of any structures or buildings associated with a permitted activity on Motiti shall not exceed that listed in Table 3.2 (except where provided for elsewhere in the Plan):

Table 3.2: Permitted Height

Activity	Height of Buildings and Structures
Residential Activity	9 metres
Visitor Accommodation	9 metres
Rural Activity	12 metres
Rural support Activity	12 metres
Buildings associated with any other activity	9 metres

Provided that the maximum height may be exceeded by not more than 10% of the specified dimension, as a permitted activity, subject to the approval of the immediately adjoining property owner being provided in writing, endorsed on a copy of the building consent plans showing the variation, and submitted to the Minister for information.

3.3.5 Bulk and Location – Overshadowing

No building or structure shall encroach through a plane formed by extending the line of the site boundary upwards for a height of 2.7m and then inwards over the subject site at an angle of 45 degrees to a point where it intersects with the maximum height plane for the activity proposed (see Figure 3.2). This rule shall apply to all site boundaries.

Provided that:

1. The following features may intrude through the overshadowing envelope within all activity areas.

- Chimneys
- ventilation shafts
- roof water tanks
- lift and stair shafts
- spires
- pole
- masts

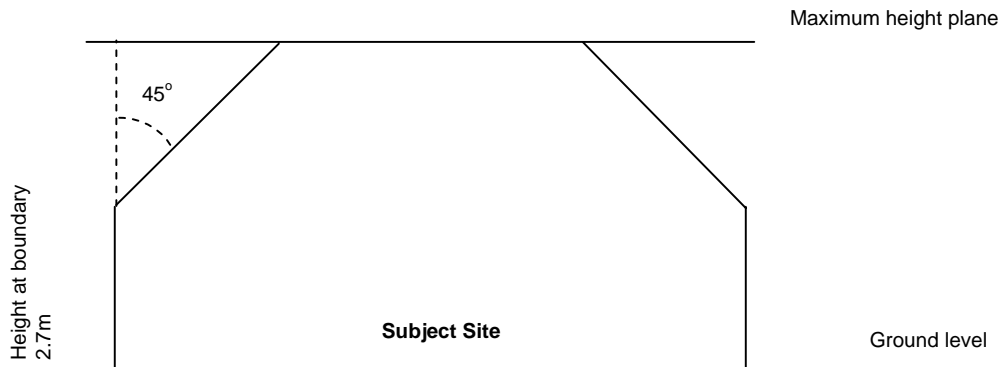
to a maximum of 3.0m above the permitted height for the activity to which they are associated, with a maximum cross-sectional dimension of 2m for each structure.

Only one such intrusion shall be permitted for each building, or site where the structure is not attached to a building.

Except that, for the purposes of this rule, where dimensions are specified for activities within Rule 3.2, the maximum dimensions related to those activities shall apply.

2. The overshadowing envelope may be varied by an encroachment of up to 0.5m, provided that the set backs required by Rule 3.4.3 are not reduced, subject to the approval of the immediately adjoining property owner being provided in writing, endorsed on a copy of the building plans showing the encroachment, and submitted to the Minister for information.

Figure 3.2: Overshadowing Diagram



3.3.6 Noise

- a. All activities shall be conducted to ensure noise from the site shall not exceed the following limits at any point on any other allotment:

0700 – 2200 hours	55 dBA L ₁₀
2200 – 0700 hours	45 dBA L ₁₀
	65 dBA L _{max}

~~This Rule shall not apply to lawfully established rural activities.~~

- b. Sound levels shall be measured in accordance with NZS 6801:1999 Acoustics Measurement of Environment Sound and assessed in accordance with NZS 6802:1991 Assessment of Environmental Sound ~~or any superseding codes of practice or standards.~~
- c. Construction noise from the site shall meet the limits recommended in, and shall be measured and assessed in accordance with, NZS6803:1999 Acoustics Construction Noise ~~or any superseding codes of practice or standards.~~

3.3.7 Island Character and Amenity – Natural Character:

- a. ~~Notwithstanding any other Rule in the Plan~~

Rural (Non-Policy) Zone

No activity shall result in:

- (i) The erection of any building, or structure requiring building consent, including wastewater treatment and disposal systems and/or stormwater soakage systems.
- (ii) The clearance of more than 20m² of indigenous vegetation in any 12-month period
- ~~(iii) The removal, deposition or disturbance of more than 50m³ of earth in any 12 month period~~

- (iii*) The removal of a native tree greater than 6m in height.

Within:

- ~~1. 60m inland of mean high water springs (MHWs)~~
 21. 20m of any perennially flowing stream or river
 32. 20m of any wetland greater than 10m²
 43. 10m of any identified stormwater overland flow path
 - ~~5. 40m from the top of the cliff edge.~~
- b. ~~Provided that at Wairere Bay all buildings and structures requiring building consent shall be setback by a minimum distance of 100m landward of the top cliff edge, or MHWs, whichever is the greater.~~

Coastal Zone

No activity shall result in:

- (i) The erection of any building, or structure requiring building consent (other than those buildings or structures required to be located in the Coastal Zone for the purpose of; supporting access to/from the island at identified sea access points, navigation or public safety), wastewater treatment and disposal systems and/or stormwater soakage systems.
 - (ii) The clearance of more than 20m² of indigenous vegetation in any 12-month period
 - (iii) The removal of a native tree greater than 6m in height.
- c. Patuwai/Maumoaana and Tauwhao ki Motiti Policy Areas

TO BE DETERMINED

ADVISORY NOTE: Clearance of vegetation and earthwork activities are required to be compliant with rules in the Bay of Plenty Regional Council's Regional Water and Land Plan.

3.3.7 Trimming and/or Maintenance of Pohutukawa and Other Native Vegetation on the Cliffs around Motiti

[The following rule shall be determined as part of the consideration of the proposed Coastal Zone]

- a. Trimming and/or maintenance may only be undertaken for the following reasons:
 - (i) To maintain the health and structure of the tree or other vegetation.
 - (ii) To reduce the ~~potential for risk of~~ landslippage.
 - (iii) To maintain access to the airfield by aeroplane, or access to the wharves, jetties and slipways from land or sea
 - (iv) To provide plant material for use in traditional medicines or as a food source
 - (v) To avoid, remedy or mitigate a direct threat to public health and safety
- b. Trimming and/or maintenance shall ensure that the visual appearance of Motiti remains the same, or similar, to that existing immediately prior to the trimming and/or

maintenance activity, when viewed from a minimum distance of 1 kilometre from the surrounding sea.

3.3.9 Signs

- a. Only one sign shall be permitted on a site other than direction signs and signs required for health and safety purposes.
- b. The maximum height of any sign shall be 4m.
- c. The maximum area of any sign shall be 1m².
- d. Any permitted sign, other than direction signs and signs required for health and safety purposes, shall relate only to the permitted activities located on the site but may be located anywhere on the site to which it relates.
- e. No sign shall be illuminated.

3.3.10 Exterior Lighting and Glare

- a. Every activity shall be conducted to ensure artificial light spill from a site does not exceed the following levels, at any point within the boundary of any other site:

0700 to 2200 hours	25 lux
2200 to 0700 hours	10 lux
- b. Luminance levels in Rule 4.1.11(a) shall be measured vertically or horizontally anywhere along the affected site boundary in accordance with professional illumination engineering practice.

3.3.11 Wastewater Treatment and Disposal

New allotments or development shall have adequate provision for on-site treatment and disposal of wastewater provided that:

- a. The design and construction of any on-site wastewater treatment and disposal system shall:
 - (i) Be able to service the proposed use within the lot (or lots) that it serves
 - (ii) Either:
 - Be able to be contained within the lot (or lots) that it serves with no discharge beyond the boundary of the lot (or lots) or
 - Be protected in perpetuity by an easement in favour of the lot (or lots) that it serves with no discharge beyond the boundary of the easement
 - (iii) Be able to use gravity operation (where practicable)
 - (iv) Be able to provide safe and reasonable access for maintenance
- b. Where a resource consent is required from the Bay of Plenty Regional Council for the on-site treatment and disposal of wastewater a copy of that consent shall be provided to the Minister before the approved system is built.

- c. No waste water treatment facility or effluent discharge field shall be located, or discharge, within 10m of any waahi tapu, waahi taonga or other known place of significance to tangata whenua.

3.3.12 Stormwater

New lots or development shall have adequate provision for the disposal of stormwater from the site subject to the following conditions:

- a. The design and construction of any stormwater disposal system shall:
- (i) ~~Not interrupt or constrain the natural discharge of stormwater from~~ ~~Be able to service all allotments or sites in~~ the catchment upstream of the subdivision or development
 - (ii) Be able to convey stormwater to a lawful discharge point
 - (iii) Be able to use gravity operation
 - (iv) Be able to provide safe and reasonable access for maintenance
 - (v) Ensure the secondary stormwater flowpaths are able to accommodate a 50-year return period storm event
- b. Where a resource consent is required from the Bay of Plenty Regional Council for the treatment and disposal of stormwater a copy of that consent shall be provided to the Minister before the approved system is built.

ADVISORY NOTE: The discharge of stormwater is required to be compliant with rules in the Bay of Plenty Regional Council's Regional Water and Land Plan.

3.3.13 Water Supply

New allotments or development shall be supplied with water from rainwater tanks, bores or wells. Domestic water supply shall be capable of receiving and maintaining a potable supply which ~~meets the current Department of Health Drinking Water Standard for New Zealand~~ does not compromise the health and safety of residents.

ADVISORY NOTE: The take and use of groundwater, including the drilling of groundwater bores, is required to be compliant with rules in the Bay of Plenty Regional Council's Regional Water and Land Plan.

3.3.14 Solid waste

Solid waste shall not be disposed of within

- a. 40m of the top of the cliff-edge around the island
- b. 60m of MHWS where there are no cliffs.
- c. 20m of any permanent running stream, pond or wetland
- d. 10m of any stormwater overland flow path
- e. 2m (as measured by vertical separation) of any groundwater table.

ADVISORY NOTE: The discharge of solid waste is required to be compliant with rules in the Bay of Plenty Regional Council's Regional Water and Land Plan.

3.3.15 Earthworks

- a. Earthworks (as defined in Appendix 1) in excess of 500m³ undertaken in any 12 month period that do not require a resource consent from the Bay of Plenty Regional Council are subject to the following conditions:
 - (i) The exposed surface area is limited to a maximum of 5,000m² at any one time
 - (ii) Provision is made for the mitigation of dust nuisance by having available a water supply adequate to suppress dust across the area exposed, for delivery by water cart, sprinkler system, hose or similar, at all times during earthworks
 - (iii) The exposed surface area is reinstated with grass, or other vegetation, or dust-free hard surface (such as compacted road metal) as soon as practicable after completion of the earthworks in the vicinity
 - (iv) Provision is made for the collection and retention of stormwater runoff and treatment for the removal of sediment from stormwater runoff from the exposed area before the runoff is discharged to any permanent running water, pond, wetland or the sea.
- b. Where a resource consent is required from the Bay of Plenty Regional Council for earthworks a copy of that consent shall be provided to the Minister before the earthworks are undertaken.

ADVISORY NOTE: Earthworks are required to be compliant with rules in the Bay of Plenty Regional Council's Regional Water and Land Plan.

3.3.16 Remediation

- a. All works involving the removal of buildings or vegetation, earthworks or site-works shall ensure that no unvegetated areas or surfaces are left exposed and liable to further erosion by wind and/or water on completion of the works.
- b. All works involving the removal of buildings shall ensure that all services including, telephone, electricity, water and connections to septic tanks or other wastewater treatment and disposal systems are safely disconnected.
- c. All associated services and utility structures including, but not limited to, septic tanks, other waste disposal structures and water tanks, shall be removed and the site remediated unless they are to be re-used, in accordance with the standards, rules and conditions of the Plan, within a period of one year.

3.3.17 Roading

The design and construction of new tracks shall:

- a. Provide safe vehicular and pedestrian access to every allotment/site the track serves
- b. Be constructed to a standard that ensures that stormwater drains freely from track surfaces to the sides clear of the track
- c. Ensure that any culverts or bridge structures are able to accommodate, as a minimum, a ~~100~~20-year return period storm event.

- d. Avoid waahi tapu and waahi taonga unless consented by the Historic Places Trust and/or the Bay of Plenty Regional Council and a copy of those consents is provided to the Minister.

ADVISORY NOTE: The discharge of stormwater and the establishment of culverts and bridges are required to be compliant with rules in the Environment Bay of Plenty Regional Water and Land Plan.

3.3.18 Use and Storage of Hazardous Substances

The use and storage of hazardous substances is limited to the following:

Table 3.3: Permitted Hazardous Substances Quantities

Hazardous Substance	Quantity allowed per 10ha of site area (or part thereof)
Diesel/Oil	2000 litres
Petrol/Flammable Liquids	500 litres
Detergents/sanitisers/bleaches	500 litres
Animal remedies	400 litres/kg
<u>Pesticides Agricultural and horticultural chemicals</u>	120 litres/kg

3.3.19 Private Radio and Telecommunication Masts, Aerials and Antenna

Privately owned and operated radio and telecommunication masts, aerials and antenna, either free-standing or attached to any building or structure, shall comply with the following:

- (i) Radio and telecommunications masts shall be no greater than 9m high and shall have a maximum diameter of 1350mm.
- (ii) Aerials shall be no greater than 4m high and 75mm in diameter.
- (iii) Antenna dishes shall be no greater than 2.7m in diameter
- (iv) Panel antenna shall not exceed 2.5m high and 0.5m wide

Provided that the total height of the mast and associated equipment shall not exceed 15m.

3.3.20 Heritage

No activity shall disturb any known archaeological, historic or cultural site, ~~or~~ building or structure of historic cultural or heritage value, waahi tapu or waahi taonga unless consented by the Historic Places Trust and/or the Bay of Plenty Regional Council (where required), and a copy of those consents is provided to the Minister. ~~authorised under the New Zealand Historic Places Act.~~

3.3.21 Building Restrictions Along Airfield Alignments

No buildings shall be erected along the alignment of the ~~airfields~~ airstrips, as shown in the planning map, in an area extending 50m either side of the centreline of the runway and for a distance of 200m from either end.

3.3.22 Permitted Temporary Activities

- a. Temporary activities (other than temporary military training) as defined in Appendix 1, Definitions, shall comply with the following: noise and disturbance rules applying to the activity area in which it is to be located
- ~~b. Temporary military training activity as described in clause (d) of the definition of temporary activities in Appendix 1, Definitions, not withstanding anything to the contrary in the Plan, shall comply with the following conditions:
The written consent of the land owner shall be obtained~~
 - (i) The temporary activity shall not undertake mechanical earthworks unless provided for in the Plan
 - (ii) The temporary activity shall be conducted so as to ensure that noise from the site shall not exceed the noise limits for the activity area in which the temporary activity is to be located
 - (iii) ~~The Temporary military training activity is limited to a period not exceeding 31 days in any calendar year~~
 - (iv) Notice of any temporary military training activity shall be displayed at the primary access points to the island (The central airstrip, Paterson's landing and Wairere Bay) from at least one week prior to the activity, the location of the activity, the hours of operation of the activity and any restrictions that may be required to safely undertake the activity.

3.4 Controlled Activities – Subdivision/Partition

Subdivision/partition of land is provided for as a controlled activity for the following, subject to ~~compliance~~ the standards, terms and conditions contained in 3.5 and other ~~with the~~ relevant rules in the Plan:

- a. Boundary adjustments of existing titles
- b. Residential activity allotments
- c. Rural allotments
- d. Other complying permitted, or lawfully established, activities
- e. Landscape, cultural, archaeological, heritage or native bush protection allotments/partitions
- f. Network utilities.
- g. Amalgamation of titles.

3.5 Standards and Terms for Controlled Subdivision/Partition

3.5.1 Boundary Adjustments of Existing Titles

The average area requirements will not apply to a subdivision for the adjustment or relocation of boundaries provided that:

- a. No additional lot/partition is created
- b. The subdivision does not create a lot/partition that does not meet the intensity requirements of the Plan, subject to any TDRs accumulated or donated
- c. The boundary adjustment or relocation shall not prevent or restrict any lawfully established access rights to/from either, the central airfield or, any alternative permanent airfield, and at least on identified landing jetty/wharf.
- d. The subdivision complies with at least one of the following:
 - (i) The adjustment or relocation of boundaries will leave all lots/partitions with the same or similar areas
 - (ii) The adjustment or relocation of boundaries will not lead to, nor increase the degree of, nonconformity of any existing lot/partition with the subdivision provisions for the zone
 - (iii) The adjustment or relocation of boundaries will rationalise boundaries that are clearly not in accordance with existing land use and management.

3.5.2 Subdivision – General Residential Activity Allotments

- a. An allotment, or partition of land, may be created around an existing residential activity
- b. Average lot/partition size for rural allotments of at least 3ha.
- c. The lot size or partition parcel, for residential allotments, shall be as large as is required to service the site by an approved onsite effluent treatment disposal system or an off-site shared system is provided in accordance with these rules, and the location of boundaries shall otherwise result in an area developed in accordance with the rules of the Plan.
- d. Transferable Development Rights
 - i. No lot/partition may be subdivided as a controlled activity in a way that does not meet the intensity requirements of the Plan, except where an appropriate transferable development right (TDR) has been acquired and a covenant, or consent notice, is registered on all donor and recipient certificates of title defining the number and extent of the TDRs agreed upon.
 - ii. The intensity of development for residential and visitor accommodation activities is 1 dwelling unit, or 1 dwelling unit equivalent, per 3.0ha of site area (Rule 3.3.1(a)).
 - iii. Each new lot/partition created shall be large enough to provide for the practical establishment of the intended residential activity, in accordance with the rules of this Plan for permitted activities, or the conditions of a duly authorised resource consent.

Figure 3.3: Example Subdivision

Lot A has a site area of 30ha and therefore has a development entitlement of 10 dwelling units at 1 dwelling unit per 3.0ha (without acquiring Transferable Development Rights).

Lot A may be subdivided into 10 separate titles with no minimum lot size except that the new lots must be large enough to allow for the development of a dwelling unit subject to the rules of the plan related to bulk and location, island character and amenity, wastewater treatment and disposal, stormwater, water supply and roading.

For example Lot A may be subdivided into 9 lots of approximately 2,000 m², subject to the provision of individual on-site effluent treatment systems, with a balance lot of approximately 28.2ha. A covenant or consent notice shall be registered on the certificate of title for each lot defining the limits of further subdivision unless subject to TDRs.

- e. Access
- i. All new lots/partitions created shall be provided with practical vehicular access by legal right-of-way or access lot registered against the certificate of title of the lots created, to/from either, the central airfield or, any alternative permanent airfield, and at least one identified landing jetty/wharf.
 - ii. The minimum width of any right-of-way or access lot shall be 6m provided that the Minister may require additional width for the provision of drainage or other services and batter slopes if the access is either raised or cut into a hillside.
 - iii. The access shall be formed in accordance with the rules of the Plan to a width of at least 34m over the full length of the right-of-way or access lot.
 - iv. Such access is to be maintained by all parties who have an easement for access.
- f. All new lots/partitions created shall be developed and serviced in accordance with the rules of this Plan.
- g. ~~In any zone or Policy Area~~ The minimum standards for subdivision shall not apply in the case of land required for network utilities.
- h. The subdivision and consequent alienation of land for network utilities shall not reduce the development entitlement of the underlying site.

Note: No Esplanade Reserves or Strips are required on subdivision for the following reasons:

1. Public access is not appropriate as the coastline is dangerous and the adjacent land is held in private title.
2. Frontage to the sea provides the only right of access to many of the allotments on Motiti
3. The bulk of the adjacent certificates of title are greater than 4 ha in area and are therefore not required to provide an Esplanade Reserve on subdivision

~~3.5.3~~ **Rural Allotments**

- a. ~~Average lot/partition size at least 3ha.~~

~~3.5.4.3~~ **Other Complying Permitted or Lawfully Established Activities**

- a. Lots/partitions may be created to accommodate:
- (i) An existing or proposed permitted activity
 - (ii) An activity for which a resource consent has been granted
 - (iii) An activity which has been otherwise lawfully established
- b. Lots/partitions shall be designed, and access provided, to ensure the principal use and all ancillary buildings and activities can be accommodated, that the use can comply with the conditions of any land-use consent and is of sufficient size to allow any required landscaping or amenity works. There is no minimum site area requirement provided the subdivision complies with the Environmental Management Rules for Motiti (Chapter 3) where applicable.
- c. Provided that the subdivision/partition does not create an lot/partition that does not meet the intensity requirements of the Plan (~~Rule 4.4.1~~), ~~subject to any TDRs accumulated or donated.~~

~~3.5.5.4~~ **Landscape, Cultural, Archaeological, Heritage or Indigenous Vegetation ~~Native Bush~~ Protection Allotments/Partitions**

- a. An allotment/partition may be created for the legal protection in perpetuity of a significant landscape, wildlife habitat, cultural, archaeological or heritage feature or indigenous vegetation native bush area
- b. The establishment of a protection lot pursuant to this section shall not reduce the development entitlement of the parent lot.
- c. The area remaining after the subdivision of the protection lot shall, as a minimum, be sufficient to provide for any existing and permitted development in accordance with the rules of the Plan but does not have to comply with 3 ha average.
- d. A report prepared by a recognised independent expert in the relevant field of assessment shall be submitted as part of the subdivision application detailing attributes of the feature or native bush area to be protected and recommending any measures needed to maintain these attributes for the benefit of the community. The implementation of any recommended measures may be achieved by way of a condition imposed on the subdivision consent. All costs associated with such measures shall be met by the applicant
- e. Legal protection of the feature or indigenous vegetation ~~native bush~~ area shall be achieved by a condition of subdivision consent requiring a Memorandum of Encumbrance or similar registerable legal instrument acceptable to the Minister being registered on the title of the subject land. All relevant consent documents are to be prepared by the Minister's solicitors with all costs being borne by the applicant

- f. "Feature" in this context means any natural landscape, wildlife habitat, natural or built cultural, archaeological or heritage feature, site, or structure, identified as worthy of protection by a recognised independent expert in the relevant field of assessment
- g. "Indigenous vegetation ~~native bush~~ area" in this context means a contiguous area of at least 2ha of wholly or predominantly indigenous vegetation.

~~3.5.6 Network Utilities~~

- ~~a. In any zone or Policy Area the minimum standard for subdivision shall not apply in the case of land required for network utilities.~~
- ~~b. The subdivision and consequent alienation of land for network utilities shall not reduce the development entitlement of the underlying site.~~

~~3.5.7 Amalgamation of Titles~~

- ~~b. In any zone or Policy area the minimum standard for subdivision shall not apply where two, or more, existing titles are amalgamated.~~

3.6 Controlled Activities – Site Suitability, Matters of Control and Conditions

3.6.1 Site Suitability for Subdivision

- a. Allotments created by subdivision shall be suitable for the anticipated land use, and the site capable of being serviced and developed, in accordance with the provisions of the Plan and the Resource Management Act).

3.6.2 Matters of Control

- a. For all controlled subdivisions/partitions the matters over which the Minister reserves control and to which conditions may be applied are:
 - (i) Intensity of development – density
 - (ii) Provision and application of Transferable Development Rights
 - (iii) Suitability for proposed development - setbacks, overshadowing, height
 - (iv) Site shape, location, size and orientation
 - (v) Proximity to neighbouring activities – effects generated by proposed activities on the site and the sensitivity of proposed activities on the site to effects generated from off the site
 - (vi) Island character and amenity – natural character, wildlife habitats, protection of natural features and landscape
 - (vii) Provision of services for the treatment and disposal of wastewater
 - (viii) Collection, treatment and disposal of stormwater
 - (ix) Provision of water supply

- (x) Earthworks
 - (xi) Natural hazards
 - (xii) Proposed remediation
 - (xiii) Access and roading
 - (xiv) Heritage
 - (xv) ~~The objectives and policies of the District Plan in relation to the above matters~~
- b. For all controlled temporary activities the matters over which the Minister reserves control and to which conditions may be applied are:
- (i) The duration of the activity
 - (ii) The extent of the earthworks to be undertaken and any reinstatement of ground
 - (iii) The location, duration and frequency of any temporary activity that would exceed the noise limits for the relevant Activity area
 - (iv) Imposition of any conditions in the above.
 - (v) Removal or modification of indigenous vegetation

Explanatory Note: Buildings, structures or activities of a temporary nature can be controlled largely by time limits, but also need to be considered under relevant zone amenity rules. This recognises the need for flexibility in handling numerous small-scale or one-off activities. Limiting the scale and duration manages adverse effects both on the site and for adjoining properties.

3.6.3 Conditions

a. Resource consent conditions

In granting consent for either land use or subdivision, the Minister may impose such conditions as necessary to avoid, remedy or mitigate any adverse environmental effects that may be generated by the proposal, in relation to those matters over which control has been retained. This may also include conditions that create positive effects on the environment offsetting any adverse effects associated with the activity.

The applicant may suggest possible resource consent conditions to address adverse environmental effects and which he/she feels would be acceptable. Any such submission should be included with the application and be clearly identified in the applicant's Assessment of Environmental Effects.

Figure 3.4: Example Conditions of Consent for Subdivision

As a guide the consent authority may apply, but is not limited to, the following types of conditions on subdivision.

- (i) Services designed and constructed to serve the subdivision in accordance with the requirements of the Minister, including engineering drawings and "as-built" plans
- (ii) Administrative charges for any specified matter under Section 36 of the Resource Management Act 1991
- (iii) Covenants, performance bonds or encumbrances in respect of the performance of any condition relating to the development or use of the subject land
- (iv) An amalgamation of land parcels, or amendments to the shape and/or configuration of allotments

- (v) A requirement that any easement be duly granted or reserved
- (vi) Filling and/or compaction of land and earthworks, to be carried out to the satisfaction of the Minister, or any recommendations of any relevant report on site conditions
- (vii) Geotechnical investigations of site suitability
- (viii) Any allotment may be subject to a requirement as to the bulk, height, location, foundations, or height of floor levels of any structure on the allotment
- (ix) The protection of significant heritage resources within a subdivision through a covenant or consent notice
- (x) The protection of natural features, wildlife habitat or landscape by fencing
- (xi) Any mitigation measures necessary to protect heritage resources
- (xii) The recording (and research where appropriate) of a heritage resource be undertaken by a suitably qualified person before any demolition or destruction occurs and copies given to the Minister and the New Zealand Historic Places Trust
- (xiii) Where a heritage site is being subdivided, a suitably qualified person monitors any site work at the expense of the applicant
- (xiv) Where a previously unrecorded site or item is found, an appropriate course of action shall be determined for the future management or development of the site or item, including where appropriate, consultation with tangata whenua and the New Zealand Historic Places Trust. Written notification to the New Zealand Archaeological Association File Keeper shall also be required
- (xv) Any mitigation measures necessary to address natural hazards. These may include:
 - The siting, location and orientation of building allotments
 - Percentage of permeable areas or means of surface water disposal
 - Physical measures such as requirements for structural modifications, specified building design and materials
 - Fencing around areas subject to natural hazards.
- (xvi) The Minister may grant a subdivision consent subject to a condition that any buildings that do not conform be removed or modified to comply with relevant conditions.

Figure 3.5: Example Conditions of Consent for Land Use

- As a guide Council may apply, but is not limited to, the following types of conditions on land use consent.
- (i) Limiting the consent to a particular duration or time period
 - (ii) The supply of additional information relating to the exercise of that consent, including self-monitoring or confirmation of compliance with the terms of the consent
 - (iii) Deferment of any requirement or compliance
 - (iv) Performance bonds or enforcement agreements
 - (v) Modifications to the activity for which the initial application was made to avoid, remedy or mitigate adverse effects

- | | |
|---------|---|
| (vi) | Administrative charges for any specified matter under Section 36 of the Resource Management Act 1991 |
| (vii) | Restrictions on the type of activity, or part of the activity on the subject land |
| (viii) | Conformity with the plans and application as submitted |
| (ix) | Changes to development features of the proposal, including site layout, design, building bulk and location, parking, screening and the like to avoid, remedy or mitigate adverse effects |
| (x) | Services designed and constructed to serve the site in accordance with the Minister's requirements, including engineering drawings and "as-built" plans |
| (xi) | Alterations to, or removal of, or restoration of, existing buildings or features |
| (xii) | Restrictions on signs associated with the proposal |
| (xiii) | Limitations on noise, lighting or other potential adverse effects on neighbouring sites |
| (xiv) | Limitation on hours of operation of the activity |
| (xv) | Site landscaping, screening, planting or fencing |
| (xvi) | Specification of the type and management of open spaces and landscaped areas |
| (xvii) | Any mitigation measures necessary to protect heritage resources |
| (xviii) | The recording (and research where appropriate) of a heritage resource be undertaken by a suitably qualified person before any demolition or destruction occurs and copies given to the Minister and the New Zealand Historic Places Trust. Where a heritage site is being developed, a suitably qualified person monitor any site work at the expense of the applicant. |
| (xix) | Filling and/or compaction of land and earthworks, to be carried out to the satisfaction of the Minister, or any recommendations of the relevant report on site conditions. |
| (xx) | Conditions that may be imposed on any matter arising from Rule 3.6.2 3.1.7 |

- b. Imposition of any conditions applied to implement the recommendations of any Landscape, Cultural, Archaeological or Heritage Report required by the Plan.
- c. The matters to which the Landscape, Cultural, Archaeological or Heritage Report is to have regard.

3.7 Restricted Discretionary Activities

3.7.1 Restricted Discretionary Activities

- a. Within the Rural (Non-Policy) Zone the erection of any building, or structure requiring a building consent, closer than two times the vertical height of the cliff to the top cliff-edge closest to the proposed building or structure, shall be a restricted discretionary activity.
- b. Within the Patuwai/Maumoana and Tauwhao ki Motiti Policy Areas ... **TO BE DETERMINED**

3.7.2 Matters of Discretion

The Territorial Authority restricts its discretion to the following matters:

- a. Matters of land stability in relation to the potential effects of the building or structure on the cliff-edge
- b. The potential for adverse effects of landslippage on the building or structure
- c. The disposal of stormwater and wastewater and the potential for adverse effects of that disposal on the stability of the cliff-edge
- d. Earthworks proposed in association with the building or structure and the potential for adverse effects of those earthworks on the stability of the cliff-edge
- e. The location of any access ways proposed in association with the building or structure and the potential for adverse effects of those access ways on the stability of the cliff-edge.

3.7.3 Information Requirements and Conditions

In addition to the information required pursuant to Chapter 2 of this Plan the following information may be required to fully assess the actual and/or potential effects of the proposed building or structure and conditions may be imposed to mitigate those effects.

- a. A report from a suitably qualified geotechnical engineer to confirm the suitability of the proposed site for the building or structure and the potential for adverse effects of the building or structure on the stability of the land including (but not necessarily limited to) construction, preparing foundations, disposal of stormwater, disposal of wastewater and preparation of access tracks or roads.
- b. Conditions may be imposed to avoid or mitigate the actual and/or potential adverse effects of the proposal on the stability of the cliff-edge including (but not necessarily limited to) recommendations provided in the geotechnical report, form and/or method of construction, foundations, restrictions on the location of access, wastewater and stormwater treatment and disposal areas and setback of the building or structure from the top cliff-edge closest to the proposed building or structure.

3.8 Discretionary Activities

3.8.1 Discretionary Activities

- a. Any permitted land-use activity that does not comply with the rules of the Plan for permitted activities, or restricted discretionary activity that does not comply with the rules of the Plan for permitted activities other than Rule 3.3.3(d) and/or any subdivision activity that does not comply with the standards and terms for controlled activities shall be a discretionary activity.

Explanatory Note: Any permitted activity that does not comply with the permitted activity conditions listed in Rule 3.4, and/or any subdivision activity that does not comply with the standards and terms for controlled activities, ~~is deemed to be contrary~~

~~to the objectives and policies of the Plan relating to Island Character and Amenity (Section 1.1.2). Such an activity must shall be considered as a full discretionary activity to allow an assessment to be made of the effects of the activity as a whole not solely in relation to the areas of non-compliance or the matters to which discretion may be restricted. As a consequence there are no Restricted Discretionary Activities in the Plan.~~

- b. **[The following is to be determined as part of the consideration of the Coastal Zone as directed in Section 11 of this decision.]**The erection of any building or structure requiring building consent that is required to be located in these areas for the purpose of supporting access to/from the island, navigation or public safety within.
- 60m of MHWS, or
40m landward of the top cliff-edge around the island (whichever is the greater)
 - 100m of the top cliff-edge, or
MHWS, at Wairere Bay (whichever is the greater),
- c. Other areas identified as being subject to erosion, landslip or inundation]

3.9 Non-Complying Activities (TO BE DETERMINED)

- a. Any activity, including subdivision, that is not listed as a permitted, controlled, or prohibited activity, or provided for as a discretionary activity, shall be a non-complying activity.
- b. The establishment of dwelling unit(s) or dwelling unit equivalent(s) such that the total number of units on Motiti Island exceeds 240 shall be a non-complying activity.

An application for a non-complying activity may be granted, granted with conditions or declined by the Minister. Consideration of a resource consent application for a non-complying activity shall, in addition to those matters identified in Sections 3.6 and 3.7, have regard to the objectives and policies of the Plan.

3.10 Prohibited Activities (TO BE DETERMINED)

The erection of any building or structure requiring building consent within 60m of MHWS, or 40m to landward of the top of the cliff-edge around the island (whichever is the greater), other than those buildings or structures required to be located in this area for the purpose of supporting access to/from the island, navigation or public safety.

Appendix 1: Definitions

Amend the following definitions:

earthworks

means the alteration of land contours on any site including:

- (a) Disturbance of land by moving, removing, placing or replacing soil or by excavation or cutting to a depth or fill height of greater than 1 metre, filling or backfilling
- (b) Recompacting of existing natural ground,

but excluding cultivation.

height

means in relation to any buildings and unless provided for in any other part of the Plan, means the vertical distance between the ground level at any point and the highest part of the building immediately above that point, measured at the external envelope of the building. For the purposes of this definition, height measurements shall take into account parapets, but not satellite and microwave dishes, radio and telecommunication aerials and antenna dishes and antenna panels which comply with the rules of this Plan~~provisions of Chapter 6, Network Utility Rules~~; or chimneys, flagpoles, aerials or other such projections.

Explanatory Note: The maximum height plane exactly mimics the ground-level plane over the whole site. The ground level is made up of the levels established at the time of the most recent subdivision or as otherwise approved by a resource consent for land use or earthworks.

iwi authority

means the authority which represents an iwi and which is recognised by that iwi and, in the case of Ngati Awa, by the Crown, as having authority to do so

native tree

means an indigenous woody plant having the potential to achieve a girth of 94cm at breast height (1.4m), ~~and includes (but is not limited to) pohutukawa, kowhai, kahikatea, cabbage trees, pukatea, karaka, tawa, taraire, mangleo, puriri, pigeon wood, rewarewa, kauri, kohokohe, rimu, matai, totara, miro and tanekaha.~~ In the case of a tree with multiple trunks (such as a pohutukawa), the girth measurement shall be the aggregate (collective) measurement of all trunks.

natural heritage

means the indigenous flora and fauna of Motiti Island~~the District~~, and the aquatic and terrestrial natural ecosystems on Motiti Island~~in the District~~. Natural heritage includes exotic species because of historical, cultural or physical associations that have assumed heritage significance.

restoration

means returning a place, wildlife habitat or object as near as possible to a known earlier state through reassembly, replanting (in the case of vegetation), reinstatement and/or the removal of extraneous additions.

sign

means any display or device whether or not placed on land or affixed to a building, stationary vehicle or structure, intended to attract attention for the purposes of directing, identifying, informing, or advertising, and which is visible from beyond the boundaries of the site on which it is located~~a public place~~. For the purposes of the Plan the area of a sign shall be a measurement of that sign's face or total message visible from beyond the boundaries of the site on which it is located~~a public place~~.

temporary activity

means ...

(e) Any activity associated with training in emergency response including fire fighting including any water take associated with such training.

trimming and/or maintenance

means the removal of branches from trees, or trunks in the case of a tree with multiple trunks, in a way that contributes to, maintains or enhances the health and safety of the tree and its surrounding habitat. It does not include the the complete removal of a tree unless the tree is identified as already being dead and constituting a health and safety risk.

wildlife habitat

means natural or restored areas, regardless of size, of indigenous vegetation that provide habitat for indigenous fauna or wildlife

Appendix 8

Summary of All Submissions and Further Submissions Following the Commissioners' Decisions

Submission No.	Submitter	Interim Decision	Final Decision
1.1	Hawiki Ranapia	Deferred	
2.1	Nancy Ngataria Wiremu (Williams)	Deferred	
2.2	Nancy Ngataria Wiremu (Williams)	Deferred	
2.3	Nancy Ngataria Wiremu (Williams)	Deferred	
2.4	Nancy Ngataria Wiremu (Williams)		Reject
2.5	Nancy Ngataria Wiremu (Williams)		Reject
2.6	Nancy Ngataria Wiremu (Williams)	Deferred	
3.1	Maraea Faulkner	Deferred	
3.2	Maraea Faulkner	Deferred	
3.3	Maraea Faulkner	Deferred	
3.4	Maraea Faulkner		Reject
3.5	Maraea Faulkner		Reject
3.6	Maraea Faulkner	Deferred	
4.1	Deborah Reremoanan Rota	Deferred	
4.2	Deborah Reremoanan Rota	Deferred	
4.3	Deborah Reremoanan Rota	Deferred	
4.4	Deborah Reremoanan Rota		Reject
4.5	Deborah Reremoanan Rota		Reject
4.6	Deborah Reremoanan Rota	Deferred	
5.1	Pearly Sullivan	Deferred	
5.2	Pearly Sullivan	Deferred	
5.3	Pearly Sullivan	Deferred	
5.4	Pearly Sullivan		Reject
5.5	Pearly Sullivan		Reject
5.6	Pearly Sullivan	Deferred	
6.1	Environment Bay of Plenty	Deferred	
6.2	Environment Bay of Plenty		Accept
6.3	Environment Bay of Plenty		Reject
6.4	Environment Bay of Plenty		Accept
6.5	Environment Bay of Plenty		Withdrawn
6.6	Environment Bay of Plenty	Deferred	
6.7	Environment Bay of Plenty	Deferred	
6.8	Environment Bay of Plenty	Deferred	
6.9	Environment Bay of Plenty	Deferred	
6.10	Environment Bay of Plenty	Deferred	
6.11	Environment Bay of Plenty	Deferred	
6.12	Environment Bay of Plenty	Deferred	
6.13	Environment Bay of Plenty	Deferred	
6.14	Environment Bay of Plenty	Deferred	
6.15	Environment Bay of Plenty	Deferred	

Submission No.	Submitter	Interim Decision	Final Decision
6.16	Environment Bay of Plenty	Deferred	
6.17	Environment Bay of Plenty	Deferred	
6.18	Environment Bay of Plenty	Deferred	
6.19	Environment Bay of Plenty	Deferred	
6.20	Environment Bay of Plenty	Accept	
6.21	Environment Bay of Plenty	Deferred	
6.22	Environment Bay of Plenty	Deferred	
6.23	Environment Bay of Plenty	Accept	
6.24	Environment Bay of Plenty	Deferred	
6.25	Environment Bay of Plenty	Reject	
6.26	Environment Bay of Plenty	Accept	
6.27	Environment Bay of Plenty	Accept	
6.28	Environment Bay of Plenty	Accept	
6.29	Environment Bay of Plenty	Accept	
6.30	Environment Bay of Plenty	Accept	
6.31	Environment Bay of Plenty	Accept	
6.32	Environment Bay of Plenty	Accept	
6.33	Environment Bay of Plenty	Accept	
6.34	Environment Bay of Plenty	Accept	
6.35	Environment Bay of Plenty	Accept	
6.36	Environment Bay of Plenty	Accept in part	
6.37	Environment Bay of Plenty	Accept	
6.38	Environment Bay of Plenty	Accept	
6.39	Environment Bay of Plenty	Accept	
6.40	Environment Bay of Plenty	Accept	
6.41	Environment Bay of Plenty	Deferred	
6.42	Environment Bay of Plenty	Accept	
6.43	Environment Bay of Plenty	Deferred	
7.1	Hera Kingi	Deferred	
7.2	Hera Kingi	Deferred	
7.3	Hera Kingi	Deferred	
7.4	Hera Kingi		Reject
7.5	Hera Kingi		Reject
7.6	Hera Kingi	Deferred	
8.1	Sharon Baker	Deferred	
8.2	Sharon Baker	Deferred	
8.3	Sharon Baker	Deferred	
8.4	Sharon Baker		Reject
8.5	Sharon Baker		Reject
8.6	Sharon Baker	Deferred	
9.1	Marie Bailey	Deferred	
9.2	Marie Bailey	Deferred	
9.3	Marie Bailey	Deferred	
9.4	Marie Bailey		Reject
9.5	Marie Bailey		Reject
9.6	Marie Bailey	Deferred	

Submission No.	Submitter	Interim Decision	Final Decision
10.1	Ngaraka Ley	Deferred	
10.2	Ngaraka Ley	Deferred	
10.3	Ngaraka Ley	Deferred	
10.4	Ngaraka Ley		Reject
10.5	Ngaraka Ley		Reject
10.6	Ngaraka Ley	Deferred	
11.1	Nepia Ranapia and whanau	Deferred	
11.2	Nepia Ranapia and whanau	Deferred	
11.3	Nepia Ranapia and whanau	Deferred	
11.4	Nepia Ranapia and whanau	Deferred	
11.5	Nepia Ranapia and whanau	Deferred	
11.6	Nepia Ranapia and whanau		Reject
12.1	Matahihira Wikeepa and Te A Paul		Reject
13.1	TePuhi Patara		Reject
14.1	Tania Turner	Deferred	
14.2	Tania Turner	Deferred	
14.3	Tania Turner	Deferred	
14.4	Tania Turner		Reject
14.5	Tania Turner		Reject
14.6	Tania Turner		Reject
15.1	Kiri Hiha	Deferred	
16.1	Hepa Anderson		Reject
17.1	Motuhia Waimarie Williams	Deferred	
17.2	Motuhia Waimarie Williams	Deferred	
17.3	Motuhia Waimarie Williams	Deferred	
17.4	Motuhia Waimarie Williams		Reject
17.5	Motuhia Waimarie Williams		Reject
18.1	Rimini Williams	Deferred	
18.2	Rimini Williams	Deferred	
19.1	Ngamamae Turner (Hira Takuiria Mita)	Deferred	
19.2	Ngamamae Turner (Hira Takuiria Mita)	Deferred	
19.3	Ngamamae Turner (Hira Takuiria Mita)	Deferred	
19.4	Ngamamae Turner (Hira Takuiria Mita)		Reject
19.5	Ngamamae Turner (Hira Takuiria Mita)		Reject
19.6	Ngamamae Turner (Hira Takuiria Mita)		Reject
20.1	Huriwaka Rewa	Deferred	
20.2	Huriwaka Rewa	Deferred	
20.3	Huriwaka Rewa	Deferred	
20.4	Huriwaka Rewa		Reject
20.5	Huriwaka Rewa		Reject
20.6	Huriwaka Rewa		Reject
21.1	Christie Kereti Rolleston	Deferred	
21.2	Christie Kereti Rolleston	Deferred	
21.3	Christie Kereti Rolleston	Deferred	
21.4	Christie Kereti Rolleston		Reject
21.5	Christie Kereti Rolleston		Reject
21.6	Christie Kereti Rolleston	Deferred	

Submission No.	Submitter	Interim Decision	Final Decision
22.1	Gregory Michael Rolleston	Deferred	
22.2	Gregory Michael Rolleston	Deferred	
22.3	Gregory Michael Rolleston	Deferred	
22.4	Gregory Michael Rolleston		Reject
22.5	Gregory Michael Rolleston		Reject
22.6	Gregory Michael Rolleston	Deferred	
23.1	Peter Grant	Deferred	
23.2	Peter Grant	Deferred	
23.3	Peter Grant	Deferred	
23.4	Peter Grant		Reject
23.5	Peter Grant		Reject
23.6	Peter Grant	Deferred	
24.1	Motitituanaki ki Tamaki makau rau	Deferred	
24.2	Motitituanaki ki Tamaki makau rau		Reject
24.3	Motitituanaki ki Tamaki makau rau		Reject
24.4	Motitituanaki ki Tamaki makau rau		Reject
24.5	Motitituanaki ki Tamaki makau rau		Reject
24.6	Motitituanaki ki Tamaki makau rau		Reject
25.1	Toko me Katherine Wiremu Whanau Trust	Deferred	
25.2	Toko me Katherine Wiremu Whanau Trust	Deferred	
25.3	Toko me Katherine Wiremu Whanau Trust	Deferred	
25.4	Toko me Katherine Wiremu Whanau Trust		Reject
25.5	Toko me Katherine Wiremu Whanau Trust		Reject
25.6	Toko me Katherine Wiremu Whanau Trust	Deferred	
26.1	Graham Hoete	Deferred	
26.2	Graham Hoete	Deferred	
26.3	Graham Hoete	Deferred	
26.4	Graham Hoete		Reject
27.1	Mark Ley	Deferred	
27.2	Mark Ley	Deferred	
27.3	Mark Ley	Deferred	
27.4	Mark Ley		Reject
27.5	Mark Ley		Reject
27.6	Mark Ley	Deferred	
28.1	Don Wills		Accept
29.1	Steffon Haua	Deferred	
29.2	Steffon Haua	Deferred	
30.1	Nadia Haua	Deferred	
30.2	Nadia Haua	Deferred	
31.1	Pairama Ranapia		Accept in part
32.1	Harry Faulkner	Deferred	
32.2	Harry Faulkner	Deferred	
32.3	Harry Faulkner	Deferred	
32.4	Harry Faulkner		Reject
32.5	Harry Faulkner		Reject
32.6	Harry Faulkner	Deferred	

Submission No.	Submitter	Interim Decision	Final Decision
33.1	Rangiwea Marae Trust and Te Whanau a Tauwhao Me Te Ngare Hapu	Deferred	
33.2	Rangiwea Marae Trust and Te Whanau a Tauwhao Me Te Ngare Hapu	Deferred	
33.3	Rangiwea Marae Trust and Te Whanau a Tauwhao Me Te Ngare Hapu	Deferred	
33.4	Rangiwea Marae Trust and Te Whanau a Tauwhao Me Te Ngare Hapu	Deferred	
34.1	Tauwhao Te Ngare	Deferred	
34.2	Tauwhao Te Ngare	Deferred	
34.3	Tauwhao Te Ngare	Deferred	
34.4	Tauwhao Te Ngare	Deferred	
35.1	Mary Rauhina	Deferred	
36.1	Simmons Hoete	Deferred	
37.1	Nathan Brown		Reject
38.1	Rowena Freda Cooper		Reject
39.1	Eve Beckett		Reject
40.1	Benjamin Josephs		Reject
41.1	Gracely Atarangi Cooper		Reject
42.1	Adam Gates		Reject
43.1	John Wi Kiwa		Reject
44.1	Rodney Gates		Reject
45.1	Herewini Barber (Ngapuhi)		Reject
46.1	Alice Kiwa		Reject
47.1	Pera Ulu		Reject
48.1	Te Whanau Te Ikanui Rihara		Reject
49.1	Carl Peters		Reject
50.1	Kataraine Keepa		Reject
51.1	Brenda Ker		Reject
52.1	Khareena Hoete		Reject
53.1	Vonni Nuku		Reject
54.1	John Wehiwehi Nuku		Reject
55.1	David Muir and Antonia Bencetti-Muir		Reject
55.2	David Muir and Antonia Bencetti-Muir		Reject
56.1	Meremaihi Williams	Deferred	
56.2	Meremaihi Williams	Deferred	
56.3	Meremaihi Williams	Deferred	
56.4	Meremaihi Williams		Reject
56.5	Meremaihi Williams		Reject
56.6	Meremaihi Williams	Deferred	
57.1	Vernon Hoete	Deferred	
57.2	Vernon Hoete	Deferred	
57.3	Vernon Hoete	Deferred	
57.4	Vernon Hoete		Reject
57.5	Vernon Hoete		Reject
57.6	Vernon Hoete	Deferred	

Submission No.	Submitter	Interim Decision	Final Decision
58.1	Tania Hoete	Deferred	
58.2	Tania Hoete	Deferred	
58.3	Tania Hoete	Deferred	
58.4	Tania Hoete		Reject
58.5	Tania Hoete		Reject
58.6	Tania Hoete	Deferred	
59.1	Christine Ngaku Hoete	Deferred	
59.2	Christine Ngaku Hoete	Deferred	
59.3	Christine Ngaku Hoete	Deferred	
59.4	Christine Ngaku Hoete		Reject
59.5	Christine Ngaku Hoete		Reject
59.6	Christine Ngaku Hoete	Deferred	
60.1	Mervyn Hoete	Deferred	
60.2	Mervyn Hoete	Deferred	
60.3	Mervyn Hoete	Deferred	
60.4	Mervyn Hoete		Reject
60.5	Mervyn Hoete		Reject
60.6	Mervyn Hoete	Deferred	
61.1	Vincent Shortland	Deferred	
61.2	Vincent Shortland	Deferred	
61.3	Vincent Shortland	Deferred	
61.4	Vincent Shortland		Reject
61.5	Vincent Shortland		Reject
61.6	Vincent Shortland	Deferred	
62.1	Pamela Hemopo Shortland	Deferred	
62.2	Pamela Hemopo Shortland	Deferred	
62.3	Pamela Hemopo Shortland	Deferred	
62.4	Pamela Hemopo Shortland		Reject
62.5	Pamela Hemopo Shortland		Reject
62.6	Pamela Hemopo Shortland	Deferred	
63.1	Kahupikake Franks	Deferred	
63.2	Kahupikake Franks	Deferred	
63.3	Kahupikake Franks	Deferred	
63.4	Kahupikake Franks		Reject
63.5	Kahupikake Franks		Reject
63.6	Kahupikake Franks	Deferred	
64.1	Reita Shortland	Deferred	
64.2	Reita Shortland	Deferred	
64.3	Reita Shortland	Deferred	
64.4	Reita Shortland		Reject
64.5	Reita Shortland		Reject
64.6	Reita Shortland	Deferred	
65.1	Ted Shortland	Deferred	
65.2	Ted Shortland	Deferred	
65.3	Ted Shortland	Deferred	

Submission No.	Submitter	Interim Decision	Final Decision
65.4	Ted Shortland		Reject
65.5	Ted Shortland		Reject
65.6	Ted Shortland	Deferred	
66.1	Rachel Shortland	Deferred	
66.2	Rachel Shortland	Deferred	
66.3	Rachel Shortland	Deferred	
66.4	Rachel Shortland		Reject
66.5	Rachel Shortland		Reject
66.6	Rachel Shortland	Deferred	
67.1	J Grant	Deferred	
67.2	J Grant	Deferred	
67.3	J Grant	Deferred	
67.4	J Grant		Reject
67.5	J Grant		Reject
67.6	J Grant	Deferred	
68.1	Tina Kuka	Deferred	
68.2	Tina Kuka	Deferred	
68.3	Tina Kuka	Deferred	
68.4	Tina Kuka		Reject
68.5	Tina Kuka		Reject
68.6	Tina Kuka	Deferred	
69.1	S Willison	Deferred	
69.2	S Willison	Deferred	
69.3	S Willison	Deferred	
69.4	S Willison		Reject
69.5	S Willison		Reject
69.6	S Willison	Deferred	
70.1	Phillippa Grant	Deferred	
70.2	Phillippa Grant	Deferred	
70.3	Phillippa Grant	Deferred	
70.4	Phillippa Grant		Reject
70.5	Phillippa Grant		Reject
70.6	Phillippa Grant	Deferred	
71.1	Patuwai Ngatimaumoana Ku Motiti	Deferred	
71.2	Patuwai Ngatimaumoana Ku Motiti	Deferred	
71.3	Patuwai Ngatimaumoana Ku Motiti	Deferred	
71.4	Patuwai Ngatimaumoana Ku Motiti		Reject
71.5	Patuwai Ngatimaumoana Ku Motiti		Reject
71.6	Patuwai Ngatimaumoana Ku Motiti	Deferred	
72.1	Karen Rahiri	Deferred	
72.2	Karen Rahiri	Deferred	
72.3	Karen Rahiri	Deferred	
72.4	Karen Rahiri		Reject
72.5	Karen Rahiri		Reject
72.6	Karen Rahiri	Deferred	

Submission No.	Submitter	Interim Decision	Final Decision
73.1	Paul Karaka Grant	Deferred	
73.2	Paul Karaka Grant	Deferred	
73.3	Paul Karaka Grant	Deferred	
73.4	Paul Karaka Grant		Reject
73.5	Paul Karaka Grant		Reject
73.6	Paul Karaka Grant	Deferred	
74.1	Lorna Toori	Deferred	
74.2	Lorna Toori	Deferred	
74.3	Lorna Toori	Deferred	
74.4	Lorna Toori		Reject
74.5	Lorna Toori		Reject
74.6	Lorna Toori	Deferred	
75.1	Waereti Green	Deferred	
75.2	Waereti Green	Deferred	
75.3	Waereti Green	Deferred	
75.4	Waereti Green		Reject
75.5	Waereti Green		Reject
75.6	Waereti Green	Deferred	
76.1	Raa Kingi	Deferred	
76.2	Raa Kingi	Deferred	
76.3	Raa Kingi	Deferred	
76.4	Raa Kingi		Reject
76.5	Raa Kingi		Reject
76.6	Raa Kingi	Deferred	
77.1	Ngapati Kuka	Deferred	
77.2	Ngapati Kuka	Deferred	
77.3	Ngapati Kuka	Deferred	
77.4	Ngapati Kuka		Reject
77.5	Ngapati Kuka		Reject
77.6	Ngapati Kuka	Deferred	
78.1	Hemotu TeAkali Tiopira	Deferred	
78.2	Hemotu TeAkali Tiopira	Deferred	
78.3	Hemotu TeAkali Tiopira	Deferred	
78.4	Hemotu TeAkali Tiopira		Reject
78.5	Hemotu TeAkali Tiopira		Reject
78.6	Hemotu TeAkali Tiopira	Deferred	
79.1	TePara May Douglas	Deferred	
79.2	TePara May Douglas	Deferred	
79.3	TePara May Douglas	Deferred	
79.4	TePara May Douglas		Reject
79.5	TePara May Douglas		Reject
79.6	TePara May Douglas	Deferred	
80.1	Maringi Mathehaere	Deferred	
80.2	Maringi Mathehaere	Deferred	
80.3	Maringi Mathehaere	Deferred	

Submission No.	Submitter	Interim Decision	Final Decision
80.4	Maringi Mathehaere		Reject
80.5	Maringi Mathehaere		Reject
80.6	Maringi Mathehaere	Deferred	
81.1	Joy Rahiri	Deferred	
81.2	Joy Rahiri	Deferred	
81.3	Joy Rahiri	Deferred	
81.4	Joy Rahiri		Reject
81.5	Joy Rahiri		Reject
81.6	Joy Rahiri	Deferred	
82.1	D Tukaokao	Deferred	
82.2	D Tukaokao	Deferred	
82.3	D Tukaokao	Deferred	
82.4	D Tukaokao		Reject
82.5	D Tukaokao		Reject
82.6	D Tukaokao	Deferred	
83.1	Koroma Wirimanan McGregor	Deferred	
83.2	Koroma Wirimanan McGregor	Deferred	
83.3	Koroma Wirimanan McGregor	Deferred	
83.4	Koroma Wirimanan McGregor		Reject
83.5	Koroma Wirimanan McGregor		Reject
83.6	Koroma Wirimanan McGregor	Deferred	
84.1	Ngarui Grant	Deferred	
84.2	Ngarui Grant	Deferred	
84.3	Ngarui Grant	Deferred	
84.4	Ngarui Grant		Reject
84.5	Ngarui Grant		Reject
84.6	Ngarui Grant	Deferred	
85.1	W Winiata	Deferred	
85.2	W Winiata	Deferred	
85.3	W Winiata	Deferred	
85.4	W Winiata		Reject
85.5	W Winiata		Reject
85.6	W Winiata	Deferred	
86.1	Archie Pareiha Grant	Deferred	
86.2	Archie Pareiha Grant	Deferred	
86.3	Archie Pareiha Grant	Deferred	
86.4	Archie Pareiha Grant		Reject
86.5	Archie Pareiha Grant		Reject
86.6	Archie Pareiha Grant	Deferred	
87.1	Debbie Heke-Kaiawha	Deferred	
87.2	Debbie Heke-Kaiawha	Deferred	
87.3	Debbie Heke-Kaiawha	Deferred	
87.4	Debbie Heke-Kaiawha		Reject
87.5	Debbie Heke-Kaiawha		Reject
87.6	Debbie Heke-Kaiawha	Deferred	

Submission No.	Submitter	Interim Decision	Final Decision
88.1	Charlie Rahiri	Deferred	
88.2	Charlie Rahiri	Deferred	
88.3	Charlie Rahiri	Deferred	
88.4	Charlie Rahiri		Reject
88.5	Charlie Rahiri		Reject
88.6	Charlie Rahiri	Deferred	
89.1	Pahu-Riritahi Whanau Trust	Deferred	
89.2	Pahu-Riritahi Whanau Trust	Deferred	
89.3	Pahu-Riritahi Whanau Trust	Deferred	
89.4	Pahu-Riritahi Whanau Trust		Reject
89.5	Pahu-Riritahi Whanau Trust		Reject
89.6	Pahu-Riritahi Whanau Trust	Deferred	
90.1	Joseph Wihau Grant	Deferred	
90.2	Joseph Wihau Grant	Deferred	
90.3	Joseph Wihau Grant	Deferred	
90.4	Joseph Wihau Grant		Reject
90.5	Joseph Wihau Grant		Reject
90.6	Joseph Wihau Grant	Deferred	
91.1	John Evans	Deferred	
92.1	Maraia Evans	Deferred	
92.2	Maraia Evans	Deferred	
92.3	Maraia Evans	Deferred	
92.4	Maraia Evans		Reject
92.5	Maraia Evans		Reject
92.6	Maraia Evans	Deferred	
93.1	Tina Kuka	Deferred	
93.2	Tina Kuka	Deferred	
93.3	Tina Kuka	Deferred	
93.4	Tina Kuka		Reject
93.5	Tina Kuka		Reject
93.6	Tina Kuka	Deferred	
94.1	Fiona Macleod-Haunui	Deferred	
94.2	Fiona Macleod-Haunui	Deferred	
94.3	Fiona Macleod-Haunui	Deferred	
94.4	Fiona Macleod-Haunui		Reject
94.5	Fiona Macleod-Haunui		Reject
94.6	Fiona Macleod-Haunui	Deferred	
95.1	Eunice Evans	Deferred	
96.1	Western Bay Moana Rural Fire Authority	Accept in part	
97.1	Motiti Avocados Limited		Reject
97.2	Motiti Avocados Limited	Deferred	
97.3	Motiti Avocados Limited	Deferred	
97.4	Motiti Avocados Limited	Deferred	
97.5	Motiti Avocados Limited	Deferred	
97.6	Motiti Avocados Limited	Deferred	
97.7	Motiti Avocados Limited	Deferred	

Submission No.	Submitter	Interim Decision	Final Decision
97.8	Motiti Avocados Limited	Deferred	
97.9	Motiti Avocados Limited	Deferred	
97.10	Motiti Avocados Limited	Deferred	
97.11	Motiti Avocados Limited	Deferred	
97.12	Motiti Avocados Limited	Deferred	
97.13	Motiti Avocados Limited	Deferred	
97.14	Motiti Avocados Limited	Deferred	
97.15	Motiti Avocados Limited	Deferred	
97.16	Motiti Avocados Limited	Deferred	
97.17	Motiti Avocados Limited	Deferred	
97.18	Motiti Avocados Limited	Deferred	
97.19	Motiti Avocados Limited	Deferred	
97.20	Motiti Avocados Limited	Deferred	
97.21	Motiti Avocados Limited	Deferred	
97.22	Motiti Avocados Limited	Deferred	
97.23	Motiti Avocados Limited	Deferred	
97.24	Motiti Avocados Limited	Deferred	
97.25	Motiti Avocados Limited	Deferred	
97.26	Motiti Avocados Limited	Deferred	
97.27	Motiti Avocados Limited	Deferred	
97.28	Motiti Avocados Limited	Deferred	
97.29	Motiti Avocados Limited	Deferred	
97.30	Motiti Avocados Limited	Deferred	
97.31	Motiti Avocados Limited	Deferred	
97.32	Motiti Avocados Limited	Deferred	
97.33	Motiti Avocados Limited	Accept	
97.34	Motiti Avocados Limited	Accept	
97.35	Motiti Avocados Limited	Accept in part	
97.36	Motiti Avocados Limited	Accept in part	
97.37	Motiti Avocados Limited	Accept in part	
97.38	Motiti Avocados Limited	Accept in part	
97.39	Motiti Avocados Limited	Accept in part	
97.40	Motiti Avocados Limited	Accept	
97.41	Motiti Avocados Limited	Deferred	
97.42	Motiti Avocados Limited	Accept	
97.43	Motiti Avocados Limited	Accept	
97.44	Motiti Avocados Limited	Accept	
97.45	Motiti Avocados Limited	Accept	
97.46	Motiti Avocados Limited	Accept	
97.47	Motiti Avocados Limited	Accept in part	
97.48	Motiti Avocados Limited	Reject	
97.49	Motiti Avocados Limited	Reject	
97.50	Motiti Avocados Limited	Deferred	
97.51	Motiti Avocados Limited	Deferred	
97.52	Motiti Avocados Limited	Deferred	

Submission No.	Submitter	Interim Decision	Final Decision
97.53	Motiti Avocados Limited	Deferred	
97.54	Motiti Avocados Limited	Deferred	
97.55	Motiti Avocados Limited	Reject	
97.56	Motiti Avocados Limited	Deferred	
97.57	Motiti Avocados Limited	Deferred	
98.1	Te Runanga o Ngati Awa	Deferred	
98.2	Te Runanga o Ngati Awa	Deferred	
98.3	Te Runanga o Ngati Awa	Deferred	
98.4	Te Runanga o Ngati Awa	Deferred	
98.5	Te Runanga o Ngati Awa	Deferred	
98.6	Te Runanga o Ngati Awa	Deferred	
98.7	Te Runanga o Ngati Awa	Deferred	
98.8	Te Runanga o Ngati Awa	Deferred	
98.9	Te Runanga o Ngati Awa	Deferred	
98.10	Te Runanga o Ngati Awa	Deferred	
98.11	Te Runanga o Ngati Awa	Deferred	
98.12	Te Runanga o Ngati Awa	Deferred	
98.13	Te Runanga o Ngati Awa	Deferred	
98.14	Te Runanga o Ngati Awa	Deferred	
98.15	Te Runanga o Ngati Awa	Deferred	
98.16	Te Runanga o Ngati Awa	Accept in part	
98.17	Te Runanga o Ngati Awa	Deferred	
98.18	Te Runanga o Ngati Awa	Deferred	
98.19	Te Runanga o Ngati Awa	Reject	
98.20	Te Runanga o Ngati Awa	Accept	
98.21	Te Runanga o Ngati Awa	Accept	
98.22	Te Runanga o Ngati Awa	Accept	
98.23	Te Runanga o Ngati Awa	Reject	
98.24	Te Runanga o Ngati Awa	Accept in part	
98.25	Te Runanga o Ngati Awa	Accept in part	
98.26	Te Runanga o Ngati Awa	Reject	
98.27	Te Runanga o Ngati Awa	Reject	
98.28	Te Runanga o Ngati Awa	Reject	
98.29	Te Runanga o Ngati Awa	Deferred	
98.30	Te Runanga o Ngati Awa	Accept	
98.31	Te Runanga o Ngati Awa	Accept in part	
98.32	Te Runanga o Ngati Awa	Deferred	
98.33	Te Runanga o Ngati Awa	Deferred	
98.34	Te Runanga o Ngati Awa	Reject	
98.35	Te Runanga o Ngati Awa	Accept	
98.36	Te Runanga o Ngati Awa	Reject	
98.37	Te Runanga o Ngati Awa	Reject	
98.38	Te Runanga o Ngati Awa	Reject	
98.39	Te Runanga o Ngati Awa	Deferred	
98.40	Te Runanga o Ngati Awa	Accept	

Submission No.	Submitter	Interim Decision	Final Decision
98.41	Te Runanga o Ngati Awa		Reject
98.42	Te Runanga o Ngati Awa		Reject
98.43	Te Runanga o Ngati Awa		Reject
99.1	The Royal Forest and Bird Protection Society of New Zealand Inc.	Reject	
99.2	The Royal Forest and Bird Protection Society of New Zealand Inc.	Deferred	
99.3	The Royal Forest and Bird Protection Society of New Zealand Inc.	Reject	
99.4	The Royal Forest and Bird Protection Society of New Zealand Inc.	Reject	
99.5	The Royal Forest and Bird Protection Society of New Zealand Inc.	Deferred	
99.6	The Royal Forest and Bird Protection Society of New Zealand Inc.	Deferred	
99.7	The Royal Forest and Bird Protection Society of New Zealand Inc.	Deferred	
100.1	Ministry for the Environment	Deferred	
100.2	Ministry for the Environment	Accept	
100.3	Ministry for the Environment	Accept	
100.4	Ministry for the Environment		Accept
100.5	Ministry for the Environment		Accept
100.6	Ministry for the Environment	Accept	
100.7	Ministry for the Environment	Deferred	
100.8	Ministry for the Environment	Deferred	
100.9	Ministry for the Environment	Deferred	
100.10	Ministry for the Environment	Deferred	
100.11	Ministry for the Environment	Deferred	
100.12	Ministry for the Environment	Deferred	
100.13	Ministry for the Environment	Deferred	
100.14	Ministry for the Environment	Deferred	
100.15	Ministry for the Environment	Deferred	
100.16	Ministry for the Environment	Deferred	
100.17	Ministry for the Environment	Deferred	
100.18	Ministry for the Environment	Deferred	
100.19	Ministry for the Environment	Deferred	
100.20	Ministry for the Environment	Deferred	
100.21	Ministry for the Environment	Accept	
100.22	Ministry for the Environment	Accept	
100.23	Ministry for the Environment	Accept	
100.24	Ministry for the Environment	Accept	
100.25	Ministry for the Environment	Accept	
100.26	Ministry for the Environment	Accept	
100.27	Ministry for the Environment	Accept	
100.28	Ministry for the Environment	Accept	
100.29	Ministry for the Environment	Deferred	

Submission No.	Submitter	Interim Decision	Final Decision
101.1	Department of Conservation	Deferred	
101.2	Department of Conservation	Deferred	
101.3	Department of Conservation	Deferred	
101.4	Department of Conservation	Deferred	
101.5	Department of Conservation	Deferred	
101.6	Department of Conservation	Deferred	
101.7	Department of Conservation	Deferred	
101.8	Department of Conservation	Deferred	
101.9	Department of Conservation	Deferred	
101.10	Department of Conservation	Deferred	
101.11	Department of Conservation	Deferred	
101.12	Department of Conservation	Deferred	
101.13	Department of Conservation	Deferred	
101.14	Department of Conservation	Deferred	
101.15	Department of Conservation	Deferred	
101.16	Department of Conservation	Deferred	
101.17	Department of Conservation	Deferred	
101.18	Department of Conservation	Deferred	
101.19	Department of Conservation	Deferred	
101.20	Department of Conservation	Deferred	
101.21	Department of Conservation	Deferred	
101.22	Department of Conservation	Deferred	
101.23	Department of Conservation	Deferred	
101.24	Department of Conservation	Deferred	
101.25	Department of Conservation	Deferred	
101.26	Department of Conservation	Deferred	
101.27	Department of Conservation	Accept	
101.28	Department of Conservation	Deferred	
101.29	Department of Conservation	Deferred	
101.30	Department of Conservation	Deferred	
101.31	Department of Conservation	Accept	
101.32	Department of Conservation	Deferred	
101.33	Department of Conservation	Accept	
101.34	Department of Conservation	Accept	
101.35	Department of Conservation	Accept	
101.36	Department of Conservation	Accept	
101.37	Department of Conservation	Accept	
101.38	Department of Conservation	Reject	
101.39	Department of Conservation	Accept	
101.40	Department of Conservation	Accept	
101.41	Department of Conservation	Deferred	
101.42	Department of Conservation	Accept	
101.43	Department of Conservation	Accept	
101.44	Department of Conservation	Accept	
101.45	Department of Conservation	Accept	

Submission No.	Submitter	Interim Decision	Final Decision
102.1	Dean Cowles		Reject
102.2	Eruera Haua		Reject
103.1	Sean Horne Jaram	Deferred	
104.1	Harry Mohi	Deferred	
105.1	Des Mohi	Deferred	
106.1	Putua Hemopo	Deferred	
106.2	Putua Hemopo	Deferred	
107.1	M Wikiriwhi	Deferred	
107.2	M Wikiriwhi	Deferred	
108.1	Mihi Piripi-Anaru	Deferred	
108.2	Mihi Piripi-Anaru	Deferred	
108.3	Mihi Piripi-Anaru	Deferred	
108.4	Mihi Piripi-Anaru	Deferred	
109.1	Ngarokitawhiti Anaru	Deferred	
109.2	Ngarokitawhiti Anaru	Deferred	
109.3	Ngarokitawhiti Anaru	Deferred	
109.4	Ngarokitawhiti Anaru	Deferred	
110.1	Kaharoa Anaru	Deferred	
110.2	Kaharoa Anaru	Deferred	
110.3	Kaharoa Anaru	Deferred	
110.4	Kaharoa Anaru	Deferred	
111.1	Autumn Anaru	Deferred	
111.2	Autumn Anaru	Deferred	
111.3	Autumn Anaru	Deferred	
111.4	Autumn Anaru	Deferred	
112.1	Isaac Anaru	Deferred	
112.2	Isaac Anaru	Deferred	
112.3	Isaac Anaru	Deferred	
112.4	Isaac Anaru	Deferred	
113.1	Murray Anaru	Deferred	
113.2	Murray Anaru	Deferred	
113.3	Murray Anaru	Deferred	
113.4	Murray Anaru	Deferred	
114.1	Huinga Ker	Deferred	
115.1	Hoani Nuku		Reject
116.1	Hariata Nuku		Reject
117.1	Umuhuri Matehaere		Reject
118.1	Kepa Samuelu Aiavao		Reject
119.1	Te-Umuhuri Matehaere		Reject
120.1	Rereamomo Monty Ohia		Reject
121.1	Maraea Brown		Reject
122.1	Inda tania Brown		Reject
123.1	Mark Cooper		Reject
124.1	Irihapeti B Dickson		Reject
125.1	John Cooper		Reject

Submission No.	Submitter	Interim Decision	Final Decision
126.1	Paretaihinu Nuku		Reject
127.1	Ihaka Barber		Reject
128.1	Robyn Brown		Reject
129.1	Rihara Ulafala Apelu Aiavao		Reject
130.1	Te Huinga Tavita Penaio Aiavao		Reject
131.1	Larry Brown		Reject
132.1	Hoani Peniamina Aiavao		Reject
133.1	Alexia Ngahoe Brown		Reject
134.1	Nga Potiki Authority		Reject
135.1	Ngati Pukenga		Reject
136.1	Barbara Maringi Ria		Reject
137.1	Isaac Grant		Reject
138.1	Gloria Puhata Grant		Reject
139.1	Ivan Grant		Reject
140.1	Hikamate Harry Whareaopere		Reject
141.1	Barbara Grant		Reject
142.1	Thomas Abraham McCausland		Reject
143.1	Vervies Punohu McCausland		Reject
144.1	Sonny Ranapia		Reject
145.1	Casey Baker		Reject
146.1	Simon Baker		Reject
147.1	Kepa Nuku		Reject
148.1	Maxine Butler		Reject
149.1	Adrian Webster		Reject
150.1	Tana Butler		Reject
151.1	Kehykehu Butler		Reject
152.1	Teagan Baker		Reject
153.1	Michael Aukaha		Reject
154.1	Geraldine Tawa		Reject
155.1	Khan Taituha Butler		Reject
156.1	Wairaka Te Kira		Reject
157.1	Toni Kataraina Wendy Nuku		Reject
158.1	Ethan Aukaha		Reject
159.1	Janelle Kiwa		Reject
160.1	Kiri Kiwa		Reject
161.1	Anthony Hagen		Reject
162.1	Nedra Nuku		Reject
163.1	Duane Michael Kuru Aukaha		Reject
164.1	John Wairau		Reject
165.1	Sandra Cameron		Reject
166.1	Takiri Butler		Reject
167.1	Te Kehukehu Butler		Reject
168.1	Iritana Riria Butler		Reject
169.1	Madonna Hirini		Reject
170.1	Maria Nuku		Reject

Submission No.	Submitter	Interim Decision	Final Decision
171.1	Maria Rameka		Reject
172.1	Larry Nuku		Reject
173.1	Rawinia Rowena Nuku		Reject
174.1	Tarawhati Dekker		Reject
175.1	Joost Dekker		Reject
176.1	Keith Te Rata Nuku		Reject
177.1	Rawi Elizabeth Nuku		Reject
178.1	Kelly John Butler		Reject
179.1	Kiharoa Ainsley Nuku		Reject
180.1	Hiraina Dickson		Reject
181.1	Aukaha Dickson		Reject
182.1	Irihapeti Rosie Dickson		Reject
183.1	Delia Faulkner		Reject
184.1	Charles Dickson		Reject
185.1	Watene Williams		Reject
186.1	Rangitikei Dickson		Reject
187.1	Daniel Ranapia	Deferred	
187.2	Daniel Ranapia		Reject
187.3	Daniel Ranapia		Reject
187.4	Daniel Ranapia	Deferred	
187.5	Daniel Ranapia		Accept
188.1	Chris Rejthar and Simon Luxton		Reject
188.2	Chris Rejthar and Simon Luxton		Accept
188.3	Chris Rejthar and Simon Luxton	Deferred	
188.4	Chris Rejthar and Simon Luxton	Deferred	
188.5	Chris Rejthar and Simon Luxton		Reject
188.6	Chris Rejthar and Simon Luxton	Deferred	
188.7	Chris Rejthar and Simon Luxton	Deferred	
188.8	Chris Rejthar and Simon Luxton	Deferred	
188.9	Chris Rejthar and Simon Luxton		Reject
188.10	Chris Rejthar and Simon Luxton	Deferred	
188.11	Chris Rejthar and Simon Luxton	Deferred	
188.12	Chris Rejthar and Simon Luxton	Deferred	
188.13	Chris Rejthar and Simon Luxton	Deferred	
189.1	Henry Kingi	Deferred	
189.2	Henry Kingi	Deferred	
189.3	Henry Kingi	Deferred	
189.4	Henry Kingi		Reject
189.5	Henry Kingi		Reject
189.6	Henry Kingi	Deferred	
190.1	C Kingi for Romana Kingi	Deferred	
190.2	C Kingi for Romana Kingi	Deferred	
190.3	C Kingi for Romana Kingi	Deferred	
190.4	C Kingi for Romana Kingi		Reject
190.5	C Kingi for Romana Kingi		Reject
190.6	C Kingi for Romana Kingi	Deferred	

Submission No.	Submitter	Interim Decision	Final Decision
191.1	Pauline Daisy Butt (Mere Wakana Davis)	Deferred	
191.2	Pauline Daisy Butt (Mere Wakana Davis)	Deferred	
191.3	Pauline Daisy Butt (Mere Wakana Davis)	Deferred	
191.4	Pauline Daisy Butt (Mere Wakana Davis)		Reject
191.5	Pauline Daisy Butt (Mere Wakana Davis)		Reject
191.6	Pauline Daisy Butt (Mere Wakana Davis)	Deferred	
192.1	Katie Wiri	Deferred	
192.2	Katie Wiri		Reject
193.1	Hawiki Ranapia		Accept in part
194.1	Pairiama Ranapia		Accept in part
195.1	Faulkner Whanau	Deferred	
195.2	Faulkner Whanau	Deferred	
195.3	Faulkner Whanau	Deferred	
195.4	Faulkner Whanau		Reject
195.5	Faulkner Whanau		Reject
195.6	Faulkner Whanau	Deferred	
196.1	Anahera Simon	Deferred	
196.2	Anahera Simon	Deferred	
196.3	Anahera Simon	Deferred	
196.4	Anahera Simon		Reject
196.5	Anahera Simon		Reject
196.6	Anahera Simon	Deferred	
197.1	Ada Shortland	Deferred	
197.2	Ada Shortland	Deferred	
197.3	Ada Shortland	Deferred	
197.4	Ada Shortland		Reject
197.5	Ada Shortland		Reject
197.6	Ada Shortland	Deferred	
198.1	Lorri Ruihi Shortland	Deferred	
198.2	Lorri Ruihi Shortland	Deferred	
198.3	Lorri Ruihi Shortland	Deferred	
198.4	Lorri Ruihi Shortland		Reject
198.5	Lorri Ruihi Shortland		Reject
198.6	Lorri Ruihi Shortland	Deferred	
199.1	Sima Shortland	Deferred	
199.2	Sima Shortland	Deferred	
199.3	Sima Shortland	Deferred	
199.4	Sima Shortland		Reject
199.5	Sima Shortland		Reject
199.6	Sima Shortland	Deferred	
200.1	Hakopa Faulkner	Deferred	
200.2	Hakopa Faulkner	Deferred	
200.3	Hakopa Faulkner	Deferred	
200.4	Hakopa Faulkner		Reject
200.5	Hakopa Faulkner		Reject
200.6	Hakopa Faulkner	Deferred	

Submission No.	Submitter	Interim Decision	Final Decision
201.1	Raewyn Bennett	Deferred	
201.2	Raewyn Bennett	Deferred	
201.3	Raewyn Bennett	Deferred	
201.4	Raewyn Bennett	Deferred	
201.5	Raewyn Bennett	Deferred	
201.6	Raewyn Bennett	Deferred	
201.7	Raewyn Bennett	Deferred	
201.8	Raewyn Bennett	Deferred	
201.9	Raewyn Bennett	Deferred	
201.10	Raewyn Bennett	Deferred	
201.11	Raewyn Bennett	Deferred	
201.12	Raewyn Bennett	Deferred	
201.13	Raewyn Bennett	Deferred	
201.14	Raewyn Bennett	Deferred	
201.15	Raewyn Bennett	Deferred	
201.16	Raewyn Bennett	Deferred	
201.17	Raewyn Bennett	Deferred	
201.18	Raewyn Bennett	Deferred	
201.19	Raewyn Bennett	Deferred	
201.20	Raewyn Bennett	Deferred	
201.21	Raewyn Bennett	Deferred	
201.22	Raewyn Bennett	Deferred	
201.23	Raewyn Bennett	Deferred	
201.24	Raewyn Bennett	Deferred	
201.25	Raewyn Bennett		Reject
201.26	Raewyn Bennett	Deferred	
201.27	Raewyn Bennett	Deferred	
201.28	Raewyn Bennett	Deferred	
201.29	Raewyn Bennett	Deferred	
201.30	Raewyn Bennett	Deferred	
201.31	Raewyn Bennett	Deferred	
201.32	Raewyn Bennett	Deferred	
201.33	Raewyn Bennett	Deferred	
201.34	Raewyn Bennett	Deferred	
201.35	Raewyn Bennett	Deferred	
201.36	Raewyn Bennett	Deferred	
201.37	Raewyn Bennett	Deferred	
201.38	Raewyn Bennett	Deferred	
201.39	Raewyn Bennett	Deferred	
201.40	Raewyn Bennett	Deferred	
201.41	Raewyn Bennett	Reject	
201.42	Raewyn Bennett	Accept	
201.43	Raewyn Bennett	Deferred	

Submission No.	Submitter	Interim Decision	Final Decision
202.1	Andrew Ranapia		Accept in part
203.1	Garth TeWaru Kerr	Deferred	
204.1	Pia Kerr	Deferred	
205.1	Ruthie Kerr		Reject
206.1	Susan Kerr	Deferred	
206.2	Susan Kerr		Reject
206.3	Susan Kerr	Deferred	
207.1	Te Reina Kerr	Deferred	
207.2	Te Reina Kerr		Reject
207.3	Te Reina Kerr	Deferred	
208.1	Vernon W Wills	Deferred	
208.2	Vernon W Wills	Deferred	
208.3	Vernon W Wills	Deferred	
208.4	Vernon W Wills	Accept	
Further Submissions			
209.1	Department of Conservation	Deferred	
209.2	Department of Conservation	Deferred	
209.3	Department of Conservation	Deferred	
209.4	Department of Conservation	Deferred	
209.5	Department of Conservation	Deferred	
209.6	Department of Conservation	Deferred	
209.7	Department of Conservation	Deferred	
209.8	Department of Conservation	Deferred	
209.9	Department of Conservation	Deferred	
209.10	Department of Conservation	Deferred	
209.11	Department of Conservation	Deferred	
209.12	Department of Conservation	Deferred	
209.13	Department of Conservation	Deferred	
209.14	Department of Conservation	Deferred	
209.15	Department of Conservation	Deferred	
209.16	Department of Conservation	Deferred	
209.17	Department of Conservation	Deferred	
209.18	Department of Conservation	Deferred	
209.19	Department of Conservation	Deferred	
209.20	Department of Conservation	Deferred	
209.21	Department of Conservation	Deferred	
209.22	Department of Conservation	Deferred	
209.23	Department of Conservation	Deferred	
209.24	Department of Conservation	Deferred	
209.25	Department of Conservation	Deferred	
209.26	Department of Conservation	Deferred	
209.27	Department of Conservation	Deferred	
209.28	Department of Conservation	Deferred	

Submission No.	Submitter	Interim Decision	Final Decision
210.1	Motiti Avocadoes Limited	Reject	
210.2	Motiti Avocadoes Limited	Deferred	
210.3	Motiti Avocadoes Limited	Deferred	
210.4	Motiti Avocadoes Limited	Deferred	
210.5	Motiti Avocadoes Limited	Deferred	
210.6	Motiti Avocadoes Limited	Deferred	
210.7	Motiti Avocadoes Limited	Accept	
210.8	Motiti Avocadoes Limited	Accept	
210.9	Motiti Avocadoes Limited	Deferred	
210.10	Motiti Avocadoes Limited	Deferred	
210.11	Motiti Avocadoes Limited	Deferred	
210.12	Motiti Avocadoes Limited	Deferred	
210.13	Motiti Avocadoes Limited	Deferred	
210.14	Motiti Avocadoes Limited	Deferred	
210.15	Motiti Avocadoes Limited	Deferred	
210.16	Motiti Avocadoes Limited	Deferred	
210.17	Motiti Avocadoes Limited	Deferred	
210.18	Motiti Avocadoes Limited	Deferred	
210.19	Motiti Avocadoes Limited	Deferred	
210.20	Motiti Avocadoes Limited	Deferred	
210.21	Motiti Avocadoes Limited	Deferred	
210.22	Motiti Avocadoes Limited	Deferred	
210.23	Motiti Avocadoes Limited	Deferred	
210.24	Motiti Avocadoes Limited	Accept	
210.25	Motiti Avocadoes Limited	Accept in part	
210.26	Motiti Avocadoes Limited	Accept	
210.27	Motiti Avocadoes Limited	Deferred	
210.28	Motiti Avocadoes Limited	Accept	
210.29	Motiti Avocadoes Limited	Deferred	
210.30	Motiti Avocadoes Limited	Deferred	
210.31	Motiti Avocadoes Limited	Accept in part	
210.32	Motiti Avocadoes Limited	Accept in part	
210.33	Motiti Avocadoes Limited	Accept in part	
210.34	Motiti Avocadoes Limited	Accept	
210.35	Motiti Avocadoes Limited	Deferred	
210.36	Motiti Avocadoes Limited	Deferred	
210.37	Motiti Avocadoes Limited	Accept	
210.38	Motiti Avocadoes Limited	Accept	
210.39	Motiti Avocadoes Limited	Deferred	
211.1	Te Runanga o Ngati Awa	Deferred	
212.1	Erena Nuku Ulu		Reject