



Summary of Submissions and Further Submissions to the 2009 Proposed Tauranga City Plan

Submitter	Sub ID & Point	Posn	Summary	Decision Requested	Staff Recommendation - Accept/Reject
Section: General Matters [0]					
Topic: General					
Issue: Activity Status [ACTSTATUS]					
Campbell, Wendy Kathleen	101.26	O	Disagree with the proliferation of prescriptive rules which stifle good design outcomes and lead to mediocrity. Second tier compliance should be provided for where good design is judged on its merits, not on compliance with rules. Allow relaxation of rules such as height, daylighting, setbacks, site coverage.	Introduce a design panel review system.	Reject
Sandy Walker Group	490.81	O	The elimination of potential notification for restricted discretionary activities in the Plan is opposed. This is particularly so where 'minor public recreation facilities' hide out of date reserve management plans.	Remove any non-notification provisions for restricted discretionary activities.	Reject
Ford Land Holdings Pty Limited	FS 1190.2 (490.81)	O	There is no justification for the removal of the non-notification provisions for Restricted Discretionary Activities. Section 77D of the RM Act enables a local authority to make a rule specifying that applications need not be notified.	Disallow the submission point.	Accept
Te Tumu Kaituna 14 Trust	FS 1191.2 (490.81)	O	There is no justification for the removal of the non-notification provisions for Restricted Discretionary Activities. Section 77D of the RM Act enables a local authority to make a rule specifying that applications need not be notified.	Disallow the submission point.	Accept
Te Tumu Kaituna 11B2 Trust	FS 1192.2 (490.81)	O	There is no justification for the removal of the non-notification provisions for Restricted Discretionary Activities. Section 77D of the RM Act enables a local authority to make a rule specifying that applications need not be notified.	Disallow the submission point.	Accept
Te Tumu Landowners Group	FS 1193.2 (490.81)	O	Oppose the submission point on the grounds that there is no justification for the removal of the non-notification provisions for Restricted Discretionary Activities and that Section 77D of the RM Act enables a local authority to make a rule specifying that applications need not be notified.	Disallow the submission point.	Accept
Property Council of New Zealand (Bay of Plenty Branch)	491.3	O	Throughout the Plan the Restricted Discretionary Activity (matters of discretion) contain reference to objectives and policies and other very broad and subjective requirements which allow matters of discretion to be very wide and open.	Amend the Plan by conducting a review of all matters of discretion for restricted discretionary activities, then remove all general references and reference to objectives and policies.	Reject
New Zealand Transport Agency	FS 1143.1	O	This enables the Council to carry out a full and robust assessment of effects.	Disallow the submission point.	Accept
Sandy Walker Group	FS 1214.1 (491.3)	O	All Restricted Discretionary Activities must respect Objectives and Policies. This must be stated most definitely at time of viewing conditions for activity.	Disallow this submission point.	Accept
Tauranga Architect's Practice Support Goup	497.15	O	Disagree with the proliferation of prescriptive rules which stifle good design outcomes and lead to mediocrity. Second tier compliance should be provided for where good design is judged on its merits, not on compliance with rules. Allow relaxation of rules such as height, daylighting, setbacks, site coverage.	Introduce a design panel review system.	Reject
Sandy Walker Group	FS 1214.43 (497.15)	O	Rules re height, daylighting, setbacks, coverage are needed to rein in the conceit of many architects who produce ugly grandiose monuments that take up precious sunlight, views etc. Papamoa Library - it looks nice but half the space is used for sport and leisure - private profit. These hangers-on soon dominate buildings that we charged out to the public as a library. Libraries should contain books and excess space should be eliminated from rate payers bills.	Disallow this submission point.	Accept
Benton, Jason	498.19	O	Disagree with the proliferation of prescriptive rules which stifle good design outcomes and lead to mediocrity. Second tier compliance should be provided for where good design is judged on its merits, not on compliance with rules. Allow relaxation of rules such as height, daylighting, setbacks, site coverage.	Introduce a design panel review system.	Reject
Dimensions Limited Architects	517.19	O	Disagree with the proliferation of prescriptive rules which stifle good design outcomes and lead to mediocrity. Second tier compliance should be provided for where good design is judged on its merits, not on compliance with rules. Allow relaxation of rules such as height, daylighting, setbacks, site coverage.	Introduce a design panel review system.	Reject
Ford Land Holdings Pty Limited	519.88	O	Throughout the Plan Restricted Discretionary matters of discretion contain references to objectives and policies and other very broad and subjective requirements which allow matters of discretion to be open and wide - defeating the purpose of the Restricted Discretionary status.	Amend the Plan by conducting a review of Restricted Discretionary matters of discretion and remove all of the general requirement references including all references to objectives and policies.	Reject
Te Tumu Landowners Group	520.85	O	Throughout the Plan the matters of discretion for Restricted Discretionary activities contain references to objectives and policies and other very broad and subjective requirements. This defeats the purpose of the restricted discretionary status.	Amend the Plan by conducting a review of the entire plan with respect to the restricted discretionary matters of discretion, and remove all references to general matters and objectives and policies.	Reject
Te Tumu Kaituna 14 Trust	521.85	O	Throughout the Plan Restricted Discretionary matters of discretion contain references to objectives and policies and other very broad and subjective requirements which allow matters of discretion to be open and wide - defeating the purpose of the Restricted Discretionary status.	Amend the Plan by conducting a review of Restricted Discretionary matters of discretion and remove all of the general requirement references including all references to objectives and policies.	Reject
Brendon Gordon Architecture Limited	597.19	O	Disagree with the proliferation of prescriptive rules which stifle good design outcomes and lead to mediocrity. Second tier compliance should be provided for where good design is judged on its merits, not on compliance with rules. Allow relaxation of rules such as height, daylighting, setbacks, site coverage.	Introduce a design panel review system.	Reject
Colin J Davis & Associates Limited	619.33	O	Disagree with proliferation of prescriptive rules, there should be a second tier compliance system judged on good design.	Introduce a design panel review system.	Reject
McAlpine, Jon	664.20	O	Disagree with the proliferation of prescriptive rules which stifle good design outcomes and lead to mediocrity. Second tier compliance should be provided for where good design is judged on its merits, not on compliance with rules. Allow relaxation of rules such as height, daylighting, setbacks, site coverage.	Introduce a design panel review system.	Reject
Howell, Elizabeth (Dr)	764.20	O	The elimination of potential notification for restricted discretionary activities in the Plan is opposed. This is particularly so where 'minor public recreation facilities' hide out of date reserve management plans.	Remove any non-notification provisions for restricted discretionary activities.	Reject
DHT Architects Limited	815.16	O	This plan introduces an unnecessary proliferation of rules. Too many rules increase time and cost.	Unknown.	Reject
Frasers Papamoa Limited	829.17	O	Oppose the introduction of the non-complying activity status as the default rule throughout the Plan. This should instead be a Discretionary status.	Make the default rule for activities (status) Discretionary.	Accept
Ford Land Holdings Pty Limited	FS 1190.1	S	Non-Complying should not be the default activity status in the City Plan.	Allow the submission point.	Accept
Te Tumu Kaituna 14 Trust	FS 1191.1	S	Non-Complying should not be the default activity status in the City Plan.	Allow the submission point.	Accept
Te Tumu Kaituna 11B2 Trust	FS 1192.1	S	Non-Complying should not be the default activity status in the City Plan.	Allow the submission point.	Accept
Te Tumu Landowners Group	FS 1193.1 (829.17)	S	Supports the submission point on the grounds it is consistent with their submission and that Non-Complying should not be the default activity status in the City Plan.	Allow the submission point.	Accept
James, Frank	FS 1208.17 (829.17)	S	Agree with submission point.	Allow this submission point.	Accept
Sandy Walker Group	FS 1214.207 (829.17)	O	Default to non-complying would be better than default to discretionary through Plan as many areas and activities need to be clearly signalled from the outset as not wanted/ expected in this area.	Disallow this submission point.	Reject

JWL Investment Trust	830.18	SA	Support the approach taken in Rule 17.6 to identify non-compliances with permitted activity conditions, rather than the discretionary status. This restricted discretionary status should be applied consistent through the Plan.	Apply the restricted discretionary status to any breach of permitted activity conditions, with associated clear criteria.	Reject
Benge, Rob	869.40	O	Disagree with proliferation of prescriptive rules, there should be a second tier compliance system judged on good design.	Introduce a design panel review system.	Reject
Issue: Format [FORMAT]					
Property Council of New Zealand (Bay of Plenty Branch)	491.1	SA	Generally support the revised plan layout including separation of chapters and inclusion of objectives and policies in each chapter. Improvement could be made in font/format/colour to differentiate between policies and rules.	Retain the proposed plan format.	Accept
Tauranga City Council	492.170	SA	The Suburban Residential Zone applies to the majority of the City's residential areas and is likely to be the most consulted section of the chapter. It will be more efficient for users if this is the first section of the Residential Chapter for ease of use.	Restructure the order of Chapter 14 Residential Zones so that the Suburban Residential Zone section, which applies to most of the City's residential areas is the first zone set out.	Accept
Tauranga Chamber Of Commerce	621.4	SA	In general the revised format of the Plan is supported, however some improvement could be made by a change in font/format/colour to differentiate from policies and rules and at this consultation point some manner to differentiate the change from the previous plan to the proposed plan.	Use a change in font/format/colour to differentiate from policies and rules and at this consultation point some manner to differentiate the change from the previous plan to the proposed plan.	Accept
Dillon, Mary	709.3	S	Generally support the plan and find it easy to follow.	Unspecified.	Accept
Dillon, Mary	709.4	S	Support the alignment with SmartGrowth objectives.	Retain the objectives aligned with SmartGrowth objectives.	Accept
New Zealand Transport Agency	FS 1143.2	S	These objectives align with SmartGrowth.	Allow this submission point.	Accept
SmartGrowth Implementation	FS 1162.1	S	Support this point.	Allow this submission point.	Accept
Mount Maunganui Progressive Association (Incorporated)	776.8	O	The scope of rules in Chapter 14 (Residential Zones) is not always specified and only becomes clear when you look at the index which is confusing.	Amend the layout such as by incorporating specific reference to the applicable zone within each individual rule, or by adopting a more strictly hierarchical numbering system. In either approach, it would be helpful if the footer of each section made reference to the section of the chapter that you were viewing.	Accept
Boffa Miskell Limited	782.1	O	Oppose the configuration of tables which require the plan to flip back and forward when reading.	Provide tables in portrait layout or reorientate to aid readability.	Accept
Sandy Walker Group	FS 1214.126	S	Tables are painful to use.	Allow this submission point.	Accept
Manor Group Investments Limited	808.8	S	In general the revised format of the Plan is supported. Improvement could include changes in format/font/colour to differentiate between policies and rules.	Retain proposed format.	Accept
Issue: Maps [MAPS]					
Welcome Bay Catchment Care Group Incorporated	356.1	O	The identification and classification of features outside of the TCC boundary infers that Council has jurisdiction in these areas, which is incorrect and misleading.	Remove the identification and classification of features beyond the City boundaries.	Reject
Property Council of New Zealand (Bay of Plenty Branch)	491.2	SA	The reformatting of maps is supported, although there is some issue with some of the detail shown on the maps. The GIS versions of the maps and hard copies need to be aligned.	Retain the format of the maps and check GIS version against hard copies to ensure accuracy.	Accept
Tauranga City Council	492.15	SA	Include a notation to identify the location of neighbourhood reserves as indicative only. Some flexibility is required to determine the precise location of neighbourhood reserves at the time of subdivision, development or land purchase.	Include reference in Urban Growth Plan legend to the location of neighbourhood reserves being indicative only, as: Neighbourhood reserve locations are indicative only and final location is subject to the Open Space Level of Service Policy and negotiations with the landowner.	Accept
Tauranga City Council	492.16	SA	The Plan contains rules regarding setbacks from a 'permanently flowing stream' however these are not identified on the plan maps, providing issues for interpretation.	Identify the rivers and streams falling within the definition of a 'permanently flowing stream' on the Plan Maps.	Reject
Tauranga Moana Tangata Whenua	516.4	S	The contents of the Plan Maps is supported.	Note support for Plan maps.	Accept
Carrus Corporation Limited	661.5	SA	There are some issues with the accuracy of the maps in respect to the Maori (heritage) sites, floodable areas, powerlines and GIS plan information. Also some of the maps 'L' and 'R' are not the same.	Check accuracy of all the maps.	Accept
Mangatawa Papamoa Blocks	674.2	SA	In general there is support for the improved quality of the planning maps, including the urban growth plans.	Retain the Proposed Plan maps.	Accept
Ngatai, Maria	719.3	U	Matapihi paper road?	Unknown.	Reject
DNZ Property Fund Limited	763.2	S	The rezoning of portion of the State Highway adjacent to the Bay Central site to 'Road' better reflects the use of that land.	Retain the proposed change to the 'Road' zone for portion of the State Highway adjacent to the bay Central site.	Accept
Boffa Miskell Limited	782.6	O	Oppose the location of the planning maps key as it is in an awkward position.	Key should be a fold out at the back of the maps document.	Accept
Sandy Walker Group	FS 1214.130	O	Key is well placed. Fold out at back of unseen and soon ripped out. See service area TCC. Overall the coast will be safer if the plan works better.	Disallow this submission point.	Reject
Catholic Bishop Of Hamilton	784.4	SA	Support provision for St Mary's School but maps should identify Aquinas College and St Thomas Moore School as well.	Show Aquinas College and St Thomas Moore Schools on the Plan maps.	Accept
S & L Consultants Limited	804.1	O	Submits that the High Rise Plan Area is hard to locate on the Planning Maps due to too much detail, symbols, similar shadings.	Improve plan presentation.	Accept
S & L Consultants Limited	804.2	O	Submits that Section 2 and 3 of the Planning Maps are incorrectly indexed.	Correctly index Section 2 and 3 of the Planning Maps.	Accept
S & L Consultants Limited	804.24	SA	The Plan Maps are detailed and convey a huge amount of information. The two page system is good but the similar shadings and multiple overlays make interpretation difficult. The Maps need to be reworked for clarity and a fold out key provided.	Rework Maps for clarity and provide a fold out key.	Accept
Manor Group Investments Limited	808.9	S	The reformatting of the maps in general is supported. There is some issue with the detail shown on the maps, and the GIS plan information and hard copies need to be aligned.	Retain format of maps, check for accuracy and to ensure duplication of GIS version.	Accept
Te Tumu Kaituna 7B2 Trust	1073.110	O	Request amendments to Map Key to make reference to Future Urban Zones names consistent with Part A Plan Text.	Amend Future Urban Zone 1 to Wairakei Future Urban Zone and amend Future Urban Zone 2 to Te Tumu Future Urban Zone.	Accept
Issue: Regional Policy Statement Alignment [RPSALIGN]					
Environment Bay Of Plenty	760.1	SA	Environment Bay of Plenty draws the Council's attention to the requirement that the Plan must give effect to the Regional Policy Statement (which is currently being reviewed).	Note the need to give effect to the RPS.	Accept
New Zealand Transport Agency	FS 1143.3	S	Support alignment with the RPS.	Allow this submission point.	Accept
Ford Land Holdings Pty Limited	FS 1190.3 (760.1)	S	The Plan must give effect to the Regional Policy Statement (RPS). This should be clearly noted in the Plan and instances where this does not occur require correction.	Allow the submission point.	Accept
Te Tumu Kaituna 14 Trust	FS 1191.3 (760.1)	S	The Plan must give effect to the Regional Policy Statement (RPS). This should be clearly noted in the Plan and instances where this does not occur require correction.	Allow the submission point.	Accept
Te Tumu Kaituna 11B2 Trust	FS 1192.3 (760.1)	S	The Plan must give effect to the Regional Policy Statement (RPS). This should be clearly noted in the Plan and instances where this does not occur require correction.	Allow the submission point.	Accept
Te Tumu Landowners Group	FS 1193.3 (760.1)	S	Supports the submission point that the Plan must give effect to the Regional Policy Statement (RPS) and that this should be clearly noted in the Plan and instances where this does not occur require correction.	Allow the submission point.	Accept
Issue: Urban Design Process [URBANDES]					

Property Council of New Zealand (Bay of Plenty Branch)	491.193	U	Concerned that there is no process in place for the objective assessment of design issues. Should urban design provisions be included in the Plan there needs to be an appropriate structure in the Plan to resolve these issues.	The following options or combination of options be considered through the development of guidelines in the Plan: 1. An urban design panel which is made up of design experts agreed by an applicant and council; 2. Independent urban design mediator; 3. Limited notification of an application on Council's design staff with the ability to participate in a hearing decided upon by an independent commissioner.	Reject
City Centre Action Group	698.17	O	Throughout the Plan there are significant urban design requirements, some of which are subjective. This will create uncertainty in the development process - contributing to time and cost. A process should be set up to streamline and resolve disagreements on urban design processes.	Introduce an independent urban design mediator to negotiate on outcomes; or limit notification of an application with a requirement for Council design input to be through the submissions process.	Reject
Hills, Roger	705.13	U	A significant number of urban design criteria will be reliant on Council staff interpretation.	An independent mediator should look at design issues or alternatively appoint an independent commissioner.	Reject
S & L Consultants Limited	804.23	O	The Plan is aimed at achieving high quality built form and amenity value. The desire to achieve increased density and efficient use of infrastructure will work against amenity outcomes like site coverage limits, open space, landscaping and the like. The Plan needs to be less prescriptive in its approach and	Amend the plan to be less prescriptive and place greater reliance on the professionals involved in the development process.	Reject
JWL Investment Trust	830.20	O	There are a number of subjective urban design matters included within the Plan. There is no process in place for an objective consideration of these matters besides staff opinion.	Establish a process to reduce time and cost which may include a panel, certification or appointed mediator.	Reject
Section: Issues Overview [1]					
Topic: Plan Overview					
Issue: General [GENERAL]					
Ford Land Holdings Pty Limited	519.89	SA	Section 1.1 only restates s31 of the RMA and doesn't reflect s5 matters relating to the sustainable management and providing for the needs of future generations.	Amend Section 1.1 of the Plan to provide a purpose as to provide for the 'reasonably foreseeable needs of future generations'.	Reject
Ford Land Holdings Pty Limited	519.90	SA	Table 1A - Plan Content Summary in relation to Chapter 16 only refers to long-term urban expansion, not short (Wairakei) to medium (Te Tumu) urban expansion.	Amend the end of the first sentence of Table 1A - Plan Content Summary - in relation to Chapter 16 to read 'Covers areas set aside for rural production, long term urban expansion, or future urban expansion within the Wairakei and te Tumu Future Urban Zones at Papamoa East.	Accept in Part
Hawridge Developments Limited	FS 1202.51 (519.90)	O	Future Urban Development is appropriately addressed elsewhere in the Plan. Oppose entire submission as it duplicates 520.	Disallow the submission point.	Accept in Part
Te Tumu Landowners Group	520.86	SA	This section only restates s31 of the RMA and doesn't reflect the Part 2 section 5 matters relating to sustainable management.	Amend section 1.1 of the Plan to specifically provide for the 'reasonably foreseeable needs of future generations.'	Reject
Te Tumu Landowners Group	520.87	SA	Table 1A provides summary of Plan Content and for the Rural Zone (Chapter 16) only refers to 'long-term urban expansion', not short (Wairakei) to medium (Te Tumu) urban expansion.	Amend Table 1A - Plan Content Summary for Chapter 16 to read 'Covers areas set aside for rural production, or long term urban expansion, or future urban expansion within the Wairakei and Te Tumu Future Urban Zones at Papamoa East.'	Accept in Part
Bluehaven Management Limited	FS 1201.17 (520.87)	O	Opposes the submission point on the grounds that it incorrectly assumes that Te Tumu land is subject to medium term development and that the submission point could prematurely advance development of Stage 2 Papamoa by associating with the Wairakei (Papamoa Stage 1) area which has significantly advanced structure plans.	Disallow the submission point.	Withdrawn
Hawridge Developments Limited	FS 1202.21	O	Incorrectly assumes that Te Tumu is subject to medium term development.	Disallow the submission point.	Accept in Part
Te Tumu Kaituna 14 Trust	521.86	SA	Section 1.1 only restates s31 of the RMA and doesn't reflect s5 matters relating to the sustainable management and providing for the needs of future generations.	Amend Section 1.1 of the Plan to provide a purpose as to provide for the 'reasonably foreseeable needs of future generations'.	Reject
Te Tumu Kaituna 14 Trust	521.87	SA	Table 1A - Plan Content Summary in relation to Chapter 16 only refers to long-term urban expansion, not short (Wairakei) to medium (Te Tumu) urban expansion.	Amend the end of the first sentence of Table 1A - Plan Content Summary - in relation to Chapter 16 to read 'Covers areas set aside for rural production, long term urban expansion, or future urban expansion within the Wairakei and te Tumu Future Urban Zones at Papamoa East.	Accept in Part
Gordon, Carole	616.1	SA	Leadership should be provided to make Tauranga an age-friendly city.	That the purpose of the Plan outlined in section 1.1 is amended by the addition of '...sustainable management of natural and physical resources...reflecting the changing population structure of the City.'	Reject
Harvey Norman Stores Pty (New Zealand) Limited	642.6	O	Following recent amendments to the RMA, Table 1B: Activity status should be modified to specify that controlled activities will be processed without notification. This will reinforce the premise that the effects of a controlled activity are such that no persons are considered to be adversely affected.	Modify Table 1B: Activity Status to observe the following for controlled activities: 'Requires a resource consent, but must be granted by the Council with or without conditions. Matters over which the Council reserves control and conditions that can be applied are specified in the Plan. In addition, the activity will be processed without public notification and must comply with any relevant standards, terms or conditions specified in the Plan.'	Reject
DNZ Property Fund Limited	763.9	O	Table 1B should specify that controlled activities will be processed without public notification.	Modify Table 1B: Activity Status to observe the following for controlled activities: 'Requires a resource consent, but must be granted by the Council with or without conditions. Matters over which the Council reserves control and conditions that can be applied are specified in the Plan. In addition, the activity will be processed without public notification and must comply with any relevant standards, terms or conditions specified in the Plan.'	Reject
Thompson, Max	864.33	O	Table 1B should specify that controlled activities will be processed without public notification.	Amend the wording of Table 1B by adding "In addition, the activity will be processed without public notification and must comply..."	Reject
AMP Capital Investors (New Zealand) Limited	868.33	O	Table 1B should specify that controlled activities will be processed without public notification.	Amend the wording of Table 1B by adding "In addition, the activity will be processed without public notification and musy comply..."	Reject