

**TAURANGA CITY COUNCIL**

**CONTINUATION OF MINUTES OF THE  
CITY PLAN HEARING PANEL**

**DATE/TIME: TUESDAY, 8 JUNE 2010 : 9:00 A.M.**  
**VENUE: TAURANGA CITY COUNCIL CHAMBER**

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**OPEN SECTION**

**Commissioners Present:** David Stewart (Chairperson)  
Mike Baker  
Greg Brownless  
Bill Grainger  
Wayne Moultrie  
Catherine Stewart

**Also Present:** Submitters  
Gerry Hodgson, DHT Architects Ltd  
Jason Benton,  
Andrew Coker, Priority One  
Richard Kinzett, Priority One  
Jeff Fletcher, Te Tumu Landowners Group  
Jon Collie,  
Brendon Gordon,  
Craig Batchelar, Boffa Miskell Ltd  
Maria Ngatai,  
Carole Gordon,

**In Attendance:** Nick Logan, Senior Environmental Planner  
Tamara Wright, Hearings Administrator

**APOLOGIES**

**Moved Cmr Moultrie/Seconded Cmr Baker**

***That it be Resolved***

***That an apology for lateness from Cmr Brownless be received.***

**CARRIED**

**DECISIONS**

M10/31.7

**CHAPTER 2 – ISSUES OVERVIEW (DC 190)  
CHAPTER 1 – PLAN OVERVIEW AND GENERAL ISSUES (DC 189)**

**(1) Logan, Nick - Staff Planner, Tauranga City Council**

The Planner provided a summary of issues from the reports included in the agenda for this hearing.

In Response to Questions

- Although housing affordability was a relevant resource management issue, it was an optional part of the City Plan.

**(2) Sub ID: 815 - Hodgson, Gerry - DHT Architects Limited**

The Submitter read **tabled submission (68)** in full, with the exception of some parts which were taken as read by the Panel.

Key Points

- Why Stray So Far From the General Purpose of the RMA?
- The Good Architecture Rule
- The SmartGrowth Imperative.

In Response to Questions

- A registered architect was not employed at Tauranga City Council.
- The Submitter was a member of the Urban Intensification Committee for two years and had also been a member of 'EcoCity' an organisation established to make submissions to SmartGrowth and which currently existed in the form of the Environment Centre.
- Density rules in the proposed City Plan should be amended to allow higher densities.
- Intensification of Greerton should have been included in the proposed City Plan.
- Increased urban intensification in central Tauranga would avoid high maintenance costs on roads to areas such as Papamoa and Pyes Pa.
- No provisions existed within the proposed City Plan to limit waste or allow developers to gain urban credits for creating their own waste minimisation methods.

Commissioner Points of Clarification

- Intensification of areas such as Arataki, Greerton and Mount Maunganui had been investigated, however intensification would initially take place in the city centre and be used as a model for future intensification proposals in other areas of Tauranga.
- Communities in Greerton in Arataki did not support intensification proposals relating to their area.

(3) **Sub ID: 497 - Benton, Jason - Tauranga Architects' Practice Support Group**

Key Points

- The proposed City Plan had the potential to achieve a favourable outcome for Tauranga City.
- Acknowledged the significant work undertaken by Council staff in preparing the proposed City Plan.

9.31 am Cmr Brownless **entered** the meeting.

- Rules and provisions existed within the proposed City Plan which affected design outcomes.
- Designing and building within the proposed City Plan rules would not necessarily promote or result in good design.
- The resource consent process did not allow for differences between sites as much as it should.
- A design panel should be implemented in Tauranga.
- Design-based positions within Council, such as the Urban Designer and Landscape Architect could be utilised further.
- Instances had occurred where agreements made during pre-application meetings with Council staff were subsequently overturned during the processing of the consent.

In Response to Questions

- The Tauranga Architects Practice Support Group was a forum consisting of registered architects, graduates and designers.
- Clear terms of reference would be required within a design panel structure.

9.47 am The hearing **adjourned**.

9.51 am The hearing **reconvened**.

(4) **Sub ID: 490 & FS1214 - Parry, Jill - Sandy Walker Group**

This Submitter did not appear.

(5) **Sub ID: 698 – Coker, Andrew & Kinzett, Richard - City Centre Action Group**

Mr Coker outlined the following:

Key Points

- Supported the majority of the proposed City Plan.
- Emphasis should be placed on ensuring that Tauranga was an affordable location for businesses and people.
- The proposed City Plan should align with the Regional Policy Statement (RPS) with regard to managing growth.

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In Response to Questions

- Some proposed City Plan provisions were overly prescriptive and may restrain growth due to increased compliance costs.

Mr Kinzett outlined the following:

Key Points

- Supported the proposed City Plan, specifically the inclusion of a City Centre zone and Waterfront Facility.
- Noted the importance of ensuring the City Centre zone was affordable for developers.

In Response to Questions

- Several rules pertaining to the City Centre zone in the proposed City Plan were too prescriptive. Specific examples would be provided during further hearings throughout the City Plan hearings process.

9.57 am The hearing **adjourned**.

10.42 am The hearing **reconvened**.

**(6) Sub ID: 357 & FS1162 - Tremaine, Ken – SmartGrowth Implementation Committee**

The Panel accepted **tabled submission (69)** on behalf of the Submitter.

**(7) Sub ID: 588 & FS1143.1, FS1143.2, FS1143.3, FS1143.4 Norris, Stella – New Zealand Transport Agency**

The Panel accepted **tabled submission (70)** on behalf of the Submitter.

**(8) Sub ID: 864 - McDonald, Roger – DNZ Property Fund Limited**

The Panel accepted **tabled submission (71)** on behalf of the Submitter.

**(9) Sub ID: 763 - McDonald, Roger – Thompson, Max**

The Panel accepted **tabled submission (72)** on behalf of the Submitter.

**(10) Sub ID: 383 & 383.105 - Blair, Karen – Transpower New Zealand Limited**

The Panel accepted **tabled submission (73)** on behalf of the Submitter.

(11) **Fletcher, Jeff**

**Sub ID: 519 & FS1190 - Ford Land Holdings Pty Limited**

**Sub ID: 521 & FS1191 - Te Tumu Kaituna 14 Trust**

**Sub ID: 520 & FS1193 - Te Tumu Landowners Group**

**Sub ID: FS1192 - Te Tumu 11B2 Trust**

The Submitter read **tabled submission (74)** in full, with the exception of some parts which were taken as read by the Panel.

Key Points

- Introduction
- Te Tumu Landowners Group (TTLG) and Related Landowners / Entities Position With Respect to Chapter 1 – Plan Overview & General City Plan Issues
- Restricted Discretionary Activity – Matters of Discretion Rules
- Default Rules – Non Complying Activity Status
- Te Tumu Landowners Group (TTLG) and Related Landowners / Entities With Respect to Chapter 2 – Issues Overview.

(12) **Sub ID: 356.1 - Collie, Jon - Welcome Bay Catchment Care Group Incorporated**

The Submitter read **tabled submission (75)** in full, with the exception of some parts which were taken as read by the Panel.

Key Points

- Background
- Maps
  - Map 54
  - Map 55
  - Map R67
  - Map R68
- Statement on Planners Discussion
- Planners Recommendation
- Attachments.

In Response to Questions

- Inconsistent advice was received from Council staff regarding mangrove removal during the review of regional plans prior to 2005.
- The consent held by the Submitter had approximately three years remaining.
- The Environment Bay of Plenty (EBOP) resource consent for mangrove removal affecting Welcome Bay had a two year timeline.
- Research concluded that mangroves were destroying wetland areas.

(13) **Sub ID: 597 - Gordon, Brendon - Brendon Gordon Architecture Limited and Bay of Plenty Architectural Designers New Zealand Incorporated)**

The Submitter read **tabled item (76)** in full.

Key Points

- Supported intensification within the City Living Zone.
- Recommended the inclusion of an architectural design mechanism in the City Plan to discuss and qualify resource consent applications.

In Response to Questions

- A design panel structure was one option for the Panel's consideration.
- The site was a key component of good architecture and blanket rules would not achieve a desired architectural result.
- Baseline criteria should still exist within the City Plan to consider effects on neighbours.
- Architectural groups had communicated with each other which had resulted in three groups submitting similar submissions to the proposed City Plan.
- Recommended that Council investigate mechanisms used by other Councils for examples of how a design panel could function.

**(14) Batchelar, Craig (Boffa Miskell Limited)**

**Sub ID: 782 - Boffa Miskell Limited**

**Sub ID: 784 - Catholic Bishop Of Hamilton**

**Sub ID: 783 - Bluehaven Management Ltd, Bluehaven Holdings Limited & Excelsa Village Limited**

**Sub ID: FS1201 - Bluehaven Management Limited**

**Sub ID: FS1202 - Hawridge Developments Limited**

**Sub ID: 834 - Thorne Group**

The Submitter read **tabled submission (77)** in full, with the exception of some parts which were taken as read by the Panel.

Key Points

- Qualifications and Experience
- Boffa Miskell Ltd (Submitter 782)
- Bluehaven Management Ltd, Bluehaven Holdings Ltd, and Excelsa Village (Submitter 783)
- Hawridge Developments Ltd (Submitter FS1202)
- Thorne Group Ltd (Submitter 834.18).

In Response to Questions

- The issue of housing affordability should be part of overall decision making with regard to development.

**(15) Sub ID: 719 - Ngatai, Maria**

Key Points

- Outlined issues pertaining to the presence of Transpower power lines on her property in Matapihi Road.
- Raised concerns regarding flooding hazards and erosion around the peninsula of Matapihi.
- The stormwater outlet at Waipu Bay was exacerbating erosion in that area.

Chairperson Point of Clarification

- The powerline issue was between the Submitter and Transpower.

**(16) Sub ID: 616 – Gordon, Carole**

Key Points

- Tauranga City should be aware of its aging population and become an 'age friendly' city by including age friendly provisions within the City Plan.
- Tauranga would experience 77.7% increase in the number of people over 60 years of age in the next few years.
- Increasing phases on pedestrian crossings was one way to cater for the elderly.
- SmartGrowth identified that in 2051 there would be 35,000 people over 80 years old in the Western Bay of Plenty.
- Offered to hold a workshop on 'age friendly cities'.
- Recommended an addition to Section 1.1 in the proposed City Plan be made to include (in italics): 'The purpose of the Plan is to enable the Council to carry out its functions under the Resource Management Act 1991; promoting the sustainable management of natural and physical resources *reflecting the changing population structure of the city.*'
- Recommended an addition to Section 2.3.5 in the proposed City Plan to be made to include (in italics): 'The Plan seeks to address the implications of population growth and changing population structure through *the use of age friendly indicators to provide opportunities for a range of types of community infrastructure and residential development.*'

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The Hearing adjourned at 12.00 p.m.

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