

# Summary of Submissions to the 2009 Proposed Tauranga City Plan

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
<b>Section: General Matters [0]</b>					
Topic: General					
Issue: Activity Status [ACTSTATUS]					
New Zealand Association of Radio Transmitters (Inc)	629	1	O	Opposes the Plan on the grounds that through the application of rules relating to height, location and dimensions it imposes limitations on antennas and supporting structures and aerials for the amateur radio service. Seeks the exemption of the Amateur Radio Service from the provisions of the Proposed Plan and provision of new definitions and permitted activity rules that recognise the needs of the service in all zones within the City. Provide as part of the submission detailed specifications including a variety of heights for support structures up to a maximum height of 20m for some of these structures, dimensions for a variety of satellite and communication dishes up a maximum of 4m for some of these, setback distances off property boundaries and no limits to the number of antenna or aerial on a site. Seeks that any activity not meeting these rules be a discretionary activity.	Exempt the Amateur Radio Service from the provisions of the Proposed Plan and instead apply new definitions and rules to the service as a permitted activity in any zone with detailed height, bulk and location rules (as detailed in their submission). Activities not meeting these rules to have a discretionary activity status.
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.
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.
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.
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.
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.
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.
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.
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.
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.
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.
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.
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.
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 provosions for restricted discretionary activities.
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.
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.
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.

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<b>Section: General Matters [0]</b>					
Topic: General					
Issue: Format [FORMAT]					
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.
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.
Dillon, Mary	709	3	S	Generally support the plan and find it easy to follow.	Unspecified.
Dillon, Mary	709	4	S	Support the alignment with SmartGrowth objectives.	Retain the objectives aligned with SmartGrowth objectives.
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.
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.
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.
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.
Issue: Maps [MAPS]					
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.
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.
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.
Mangatawa Papamoa Blocks Incorporated	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.
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.
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.
Ngatai, Maria	719	3	U	Matapihi paper road?	Unknown.
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.
Tauranga Moana Tangata Whenua Collective	516	4	S	The contents of the Plan Maps is supported.	Note support for Plan maps.
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.
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.
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.
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.
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.
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.
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.
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.

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Topic: General					
Issue: Urban Design Process [URBANDES]					
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.
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.
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.
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 place greater reliance on the various professionals involved in the planning process.	Amend the plan to be less prescriptive and place greater reliance on the professionals involved in the development process.
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.