

Section: Rural Res [15]					
Topic: Rural Residential Zone					
Issue: Purpose of the Zone [15.1]					
Mair, J Morton Dr	250	1	S	Supports the policy position that the Rural Residential Zone is not intended for future redevelopment for suburban residential use.	Supports 15.1 Purpose of the Rural Residential Zone
Issue: Objective Activities in the Rural Residential Zone [15.2.1.5]					
S & L Consultants Limited	804	16	S	Supports 15.2.1.5 Objective - Activities in the Rural Residential Zone in terms of the limitation to those activities not expected to be established in Commercial or Industrial Zones.	Retain 15.2.1.5 Objective - Activities in the Rural Residential Zone and accompanying policy as written.
Issue: Activity Status [15.3]					
S & L Consultants Limited	804	17	O	Opposes a non complying status for visitor accommodation on the grounds that visitor accommodation can be suited to rural residential localities.	Amend the activity status for visitor accommodation in the Rural Residential Zone to Discretionary.
Issue: Development, Density and Scale [15.4.1]					
Mair, J Morton Dr	250	2	S	Supports the position that development at higher densities in the Rural Residential Zone is not anticipated.	Supports the proposed density controls in the Rural Residential Zone.
Issue: Rule - Heavy Machinery [15.4.12]					
Bourne, Ross & Bev	171	1	O	Oppose the proposed rule. Submit that they do not class their motor home as heavy machinery. Submit that they cannot build an additional building on their property due to covenants and that the cost of a building or housing the vehicle elsewhere are not affordable. Submits that this rule should not apply in rural residential areas and where currently parked on their site has not been the subject of complaints.	Request the removal of the requirement to house motor homes in a building or that motor homes be exempt from the proposed rule in relation to heavy machinery.
New Zealand Motor Caravan Association	177	4	O	Requests that motor homes are exempt from the controls applying to heavy machinery being stored in residential zones. Motor homes are seen as a major investment which should be able to be parked on their owners properties. Existing covenants prevent further buildings on some sites and the extra cost for buildings etc are beyond the fixed incomes of many of the owners. The weight limit does not necessarily correspond to the size of the vehicle, with some larger motor homes weighing less than this weight.	Exempt motor homes from the controls applying to heavy machinery being stored in residential zones.
S & L Consultants Limited	804	11	O	Opposes the restriction on heavy machinery on the grounds that being on the fringe of the rural area owners are quite likely to own heavy machinery and this should be provided for in the zone with appropriate screening possibly as a requirement. Also submit there needs to be a definition of heavy machinery.	Amend the Plan to provide for parking of heavy machinery as a Limited Discretionary Activity.
Tauranga City Council	492	21	SA	Requests amendment of the definition of heavy machinery for clarity in relation to the terms of the threshold weight including machinery of 3.5 tonnes.	Amend the definition of heavy machinery as follows: "A fixed or portable mechanical device or vehicle with a tare weight of 3.5 tonnes or more."
Issue: Rule - Site Coverage [15.4.6]					
S & L Consultants Limited	804	18	O	Opposes Rule 15.4.6 Site Coverage on the grounds that setbacks and overshadowing controls etc are sufficient controls for rural residential sites and that the rule would only permit 300sqm of buildings on a 3000sqm site.	Delete Rule 15.4.6 Site Coverage.
Issue: Access [15.4.7]					
S & L Consultants Limited	804	19	O	Opposes Rule 15.4.7 Access on the grounds that the minimum widths of 2.7m for up to 2 independent dwelling units etc and 3m for up to 3-4 independent dwelling units etc are not wide enough for rural residential sites which often have commercial vehicles visiting which require a wider access.	Amend Rule 15.4.7 Access to require minimum widths of 4.0m for up to 2 independent dwelling units etc and 5.0 m for up to 3-4 independent dwelling units etc.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
<b>Section: Rural Res [15]</b>					
Topic: Rural Residential Zone					
Issue: Provision for Amateur Radio Antenna/Support Structures [PROVARA-SS]					
Tauranga Emergency Communications Group (Inc)	417	4	O	Requests that a new rule be inserted into the Rural Residential Zone to provide for amateur radio antenna, aerials and support structures as a permitted activity to support the Group's emergency communications function as well as recreational use. Provide as part of their 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 antennas, satellite and communication dishes up a maximum of 5m for some of these, setback distances off property boundaries, rules relating to number of antenna or aerial on a site etc.	Insert a new Rule to provide for amateur radio antenna, aerials and support structures as a permitted activities. A detailed rule setting out proposed heights, dimensions and location of such structures etc is provided as part of the submission.
Issue: Rezoning Requests [REZONEREQ]					
Horsley, Mr M (MCH Limited)	481	1	SA	Requests that land currently shown as Rural immediately to the north of State Highway 29 between Marshall Avenue and the Tauriko roundabout be rezoned Rural Residential. (Map supplied as part of submission)	Alter planning map L63 to rezone land immediately to the north of State Highway 29 between Marshall Avenue and the Tauriko roundabout Rural Residential, (map supplied as part of submission), in particular Lot 5 DPS 47965.
Pyes Pa Investments Limited	513	1	O	Seeks the rezoning of land at R52 Pyes Pa Road from Rural to Rural Residential. Also seeks the consideration of such a rezoning for R52 Pyes Pa Road, 54 Pyes Pa Road, 20 Braithewaite Lane, 22 Braithewaite Lane, R52A Pyes Pa Road and an area identified as Braithewaite Lane. Submits that the land at R52 Pyes Pa Road directly adjoins Rural Residential zoned land and the majority of the land reflects the character and amenity of rural residential land and that the rezoning would ensure consistency.	Rezone land at R52 Pyes Pa Road (Lot 2 DPS 77887) from Rural to Rural Residential. Consideration of such a rezoning for R52 Pyes Pa Road (Lot 1 DPS 74867), 54 Pyes Pa Road (Lot 1 DP 323608), 20 Braithewaite Lane (Lot 2 DPS 323608), 22 Braithewaite Lane (Lot 3 DP 323608), R52A Pyes Pa Road (Lot 1 DPS 83513) and an area identified as Braithewaite Lane (Lot 17 DP 87907) and amend Map L78 and L79 accordingly.
Quayside Properties Limited	365	1	SA	Requests the rezoning from Rural to Rural Residential of Lot 5 DPS 47965 being R160 State Highway 29.	Requests the rezoning from Rural to Rural Residential of Lot 5 DPS 47965 being R160 State Highway 29 and the amendment of Map L63 to reflect this.
Torr, Timothy	374	1	SA	Requests the rezoning of Lot 1 DP 74867 being R52 Pyes Pa Road from Rural to Rural Residential.	Rezone Lot 1 DP 74867 being R52 Pyes Pa Road from Rural to Rural Residential and amend Map R78 to reflect this.
Topic: Tara Road Rezoning					
Issue: Amendment Requests [AMENDREQ]					
Hurst, David	714	1	SA	Supports the rezoning of land at Tara Road from Rural to Rural Residential as shown in the Proposed Plan. Submits that the land's productive potential is low, the Tauranga Eastern Motorway creates a natural barrier between rural and urban land use and the rezoning better provides for the social, economic and cultural wellbeing of the occupants. Requests however amendments to the noise controls, landscaping provisions and the structure plan in relation to bunding and landscaping requirements due to further assessment of acoustics having been undertaken and a request for provision for landscaping to be assessed at the time of subdivision or resource consent application.	Requests amendments (detailed in full in the submission) to the proposed noise controls, landscaping provisions and the structure plan.
Riddell, A & H	708	1	SA	Submits that the submitter's properties at the cnr of Domain Road and State Highway 2 Papamoa and the wider locality of Rural zoned land between Domain and Parton Road north of Tara Road should be rezoned Rural Residential. Submit their property is of limited productive capacity and provides a buffer between conventional urban development to the north and State Highway 2 to the south which makes it suitable for Rural Residential zoning. Submits that the wider locality of Rural zoned land between Domain and Parton Road north of Tara Road is characterised by smaller lot sizes that are more rural residential in character than rural and this should be reflected in the zoning of the area.	That the submitter's properties at Cnr Domain Road and State Highway 2 Papamoa (Pt Lot 2 DPS36935, Section 7 SO 344199, Pt Lot 2 DPS 84304) be zoned Rural Residential. That the locality between Domain Road and the Rural zoned land north of Tara Road be rezoned Rural Residential. (A map of the area proposed for rezoning forms part of the submission).
Issue: Oppose Rezoning [OPPOSE]					
Western Bay of Plenty District Council	609	3		Oppose the proposed rezoning to Rural Residential land between Tara Road and the proposed motorway.	Zone the land between Tara Road and the proposed motorway Rural.
Issue: Support for Rezoning [SUPPORT]					
Kayes, Paul	6	1	S	Supports the rezoning. Also requests connection to City sewerage.	Supports the rezoning.