

Section: Ed Centre Zones [19]					
Topic: Education Centre Zones					
Issue: Nga Potiki [NGAPOTIKI]					
Nga Potiki Resource Management Unit	647	7	O	Nga Potiki seeks to establish an Education Zone located within the vicinity of Kairua Road for the purpose of providing for an education hub.	Amend City Plan to include a new Education Zone located within the vicinity of Kairua Road.
Topic: Education Centre Zones - Bethlehem					
Issue: 14 Elder Lane - Rezoning [14ELDERL]					
Elder, Kirstie	507	3	S	Support the maintenance of the zone boundary between Education Centre 1 zone and Rural Residential zone along the northern boundary of Bethlehem College from Elder Lane as shown on proposed Plan Map L40.	Retain the zone boundary between Education Centre 1 and Rural Residential zoning along the northern boundary of Bethlehem College from Elder Lane as notified in proposed Plan Map L40
Hickson, Helen	529	3	S	Support the maintenance of the zone boundary between Education Centre 1 Zone and Rural Residential along the northern boundary of Bethlehem College from Elder Lane as shown on proposed map L40.	Retain the zone boundary between Education Centre 1 and Rural Residential zoning along the northern boundary of Bethlehem College from Elder Lane as notified in proposed Plan Map L40.
Hickson, Tim	528	3	S	Support the maintenance of the zone boundary between Education Centre 1 Zone and Rural Residential along the northern boundary of Bethlehem College from Elder Lane as shown on proposed map L40.	Retain the zone boundary between Education Centre 1 and Rural Residential zoning along the northern boundary of Bethlehem College from Elder Lane as notified in proposed Plan Map L40
Mathieson, Hamish	888	3	S	Support the maintenance of the zone boundary between Education Centre 1 zone and Rural Residential zone along the northern boundary of Bethlehem College from Elder Lane as shown on proposed Plan Map L40.	Retain the zone boundary between Education Centre 1 and Rural Residential zoning along the northern boundary of Bethlehem College from Elder Lane as notified in proposed Plan Map L40
Mathieson, Kate	598	3	S	Support the maintenance of the zone boundary between Education Centre 1 Zone and Rural Residential along the northern boundary of Bethlehem College from Elder Lane as shown on proposed map L40.	Retain the zone boundary between Education Centre 1 and Rural Residential zoning along the northern boundary of Bethlehem College from Elder Lane as notified in proposed Plan Map L40.
Mathieson, Nicola	525	3	S	Support the maintenance of the zone boundary between Education Centre 1 zone and Rural Residential zone along the northern boundary of Bethlehem College from Elder Lane as shown on proposed Plan Map L40.	Retain the zone boundary between Education Centre 1 and Rural Residential zoning along the northern boundary of Bethlehem College from Elder Lane as notified in proposed Plan Map L40
Silva, Geoffrey	502	3	S	Support the maintenance of the zone boundary between Education Centre 1 zone and Rural Residential along the northern boundary of Bethlehem College from Elder Lane as shown on proposed Plan Map L40.	Retain the zone boundary between Education Centre 1 and Rural Residential zoning along the northern boundary of Bethlehem College from Elder Lane as notified in proposed Plan Map L40
Issue: Clearance of Vegetation [19.5.7]					
Department Of Conservation	848	31	S	The rule is supported as allowing for minor disturbances to indigenous vegetation while ensuring that larger amounts of removal require consent. This will ensure the appropriate protection of areas of indigenous vegetation from major developments. The limit of permitted areas of clearance of indigenous vegetation removal are considered minor enough to be appropriate, and default to non-complying activity status of exceeding this limit is supported.	Retain this rule and keep permitted levels of removal no more permissive than those notified.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Ed Centre Zones [19]					
Topic: Education Centre Zones - Bethlehem					
Issue: 49 (47B) Moffat Road - Proposed Rezoning [49MOFFAT]					
Elder, Mrs Elinor	447	1	S	Support the change in zoning of land owned by the Elinor Elder Family Trust No.2 (EEFT2) immediately adjacent (south) of Bethlehem College being 49(47B) Moffat Road (Lot 2 DPS 13007) from Education Centre 1 to Rural Residential. As landowners of the affected land we support the change in zoning as the change reflects the intended future purpose of the EEFT2 land while geographically providing a more suitable alignment between zones. The change in zone reflects the implementation of the development master plan established by the Christian Education Trust and Council while preserving Rural Residential amenity sought by the Plan.	Retain the proposed rezoning of 49(47B) Moffat Road, Lot 2 DPS 13007, from Education Centre 1 zone to Rural Residential zone as notified in proposed Planning Map L40.
Elinor Elder Family Trust No 2	446	1	S	Support the change in zoning of land owned by the Elinor Elder Family Trust No.2 (EEFT2) immediately adjacent (south) of Bethlehem College being 49(47B) Moffat Road (Lot 2 DPS 13007) from Education Centre 1 to Rural Residential. As landowners of the affected land we support the change in zoning as the change reflects the intended future purpose of the EEFT2 land while geographically providing a more suitable alignment between zones. The change in zone reflects the implementation of the development master plan established by the Christian Education Trust and Council while preserving Rural Residential amenity sought by the Plan.	Retain the proposed rezoning of 49(47B) Moffat Road, Lot 2 DPS 13007, from Education Centre 1 zone to Rural Residential zone as notified in proposed Planning Map L40.
Hickson, Helen	529	1	S	Support the proposed zone change of 49(47B) Moffat Road, Bethlehem, from Education Centre 1 to Rural Residential zone, as the change reflects the intended future purpose of the Elinor Elder Family Trust No 2 land, provides a more suitable geographical alignment between the two zones while preserving Rural Residential amenity in the vicinity, and reflects the implementation of the development/ master plan established by the Christian Education Trust and Council.	Retain the proposed rezoning of 49(47B) Moffat Road, Lot 2 DPS 13007, from Education Centre 1 zone to Rural Residential zone as notified in proposed Planning Map L40.
Hickson, Tim	528	1	S	Support the proposed zone change of 49(47B) Moffat Road, Bethlehem, from Education Centre 1 to Rural Residential zone, as the change reflects the intended future purpose of the Elinor Elder Family Trust No 2 land, provides a more suitable geographical alignment between the two zones while preserving Rural Residential amenity in the vicinity, and reflects the implementation of the development/ master plan established by the Christian Education Trust and Council.	Retain the proposed rezoning of 49(47B) Moffat Road, Lot 2 DPS 13007, from Education Centre 1 zone to Rural Residential zone as notified in proposed Planning Map L40.
Mathieson, Hamish	888	1	S	Support the proposed zone change of 49(47B) Moffat Road, Bethlehem, from Education Centre 1 to Rural Residential zone, as the change reflects the intended future purpose of the Elinor Elder Family Trust No 2 land, provides a more suitable geographical alignment between the two zones while preserving Rural Residential amenity in the vicinity, and reflects the implementation of the development/ master plan established by the Christian Education Trust and Council.	Retain the proposed rezoning of 49(47B) Moffat Road, Lot 2 DPS 13007, from Education Centre 1 zone to Rural Residential zone as notified in proposed Planning Map L40.
Mathieson, Kate	598	1	S	Support the proposed zone change of 49(47B) Moffat Road, Bethlehem, from Education Centre 1 to Rural Residential zone, as the change reflects the intended future purpose of the Elinor Elder Family Trust No 2 land, provides a more suitable geographical alignment between the two zones while preserving Rural Residential amenity in the vicinity, and reflects the implementation of the development/ master plan established by the Christian Education Trust and Council.	Retain the proposed rezoning of 49(47B) Moffat Road, Lot 2 DPS 13007, from Education Centre 1 zone to Rural Residential zone as notified in proposed Planning Map L40.
Mathieson, Nicola	525	1	S	Support the proposed zone change of 49(47B) Moffat Road, Bethlehem, from Education Centre 1 to Rural Residential zone, as the change reflects the intended future purpose of the Elinor Elder Family Trust No 2 land, provides a more suitable geographical alignment between the two zones while preserving Rural Residential amenity in the vicinity, and reflects the implementation of the development/ master plan established by the Christian Education Trust and Council.	Retain the proposed rezoning of 49(47B) Moffat Road, Lot 2 DPS 13007, from Education Centre 1 zone to Rural Residential zone as notified in proposed Planning Map L40.
Varley, Patrick B	627	1	S	Support the proposed zone change of 49(47B) Moffat Road, Bethlehem, from Education Centre 1 to Rural Residential zone, as it is in keeping with the Development Master Plan established by Bethlehem College only (Christian Education Trust) and Council while preserves the rural nature of the local amenity sought by the Plan.	Retain the proposed rezoning of 49(47B) Moffat Road, Lot 2 DPS 13007, from Education Centre 1 zone to Rural Residential zone as notified in proposed Planning Map L40.
Bennett, Alastair & Glennis	418	2	S	Support the proposed zone change of 49(47B) Moffat Road, Lot 2 DPS 13007, from Education Centre 1 to Rural Residential zone, as the zone change will be in keeping with the immediate area.	Retain the proposed rezoning of 49(47B) Moffat Road, Lot 2 DPS 13007, from Education Centre 1 zone to Rural Residential zone as notified in proposed Planning Map L40.
Elder, Kirstie	507	2	S	Support the proposed zone change of 49(47B) Moffat Road, Bethlehem, from Education Centre 1 to Rural Residential zone, as the change reflects the intended future purpose of the Elinor Elder Family Trust No 2 land, provides a more suitable geographical alignment between the two zones while preserving Rural Residential amenity in the vicinity, and reflects the implementation of the development/ master plan established by the Christian Education Trust and Council.	Retain the proposed rezoning of 49(47B) Moffat Road, Lot 2 DPS 13007, from Education Centre 1 zone to Rural Residential zone as notified in proposed Planning Map L40.
Hay, Jane	625	2	O	Amend the proposed rezoning of all the land at R47b Moffat Road (Lot 2 DPS 13007) from Education Centre 1 Zone to Rural Residential. The Trustees of the Elinor Elder Family Trust intend some of this land to be used for Missionary Accommodation and a Missionary Complex, which would be better provided for under the existing Education Centre 1 Zoning.	Add the area of land proposed for rezoning from Education Centre 1 to Rural Residential zone to include only that land at R47b Moffat Road which is not intended for use as Missionary Accommodation and a Missionary Complex under the existing Education Centre 1 Zoning.
Silva, Geoffrey	502	2	S	Support the proposed zone change of 49(47B) Moffat Road, Lot 2 DPS 13007, from Education Centre 1 to Rural Residential zone, as the change reflects the intended future purpose of the Elinor Elder Family Trust No 2 land.	Retain the proposed rezoning of 49(47B) Moffat Road, Lot 2 DPS 13007, from Education Centre 1 zone to Rural Residential zone as notified in proposed Planning Map L40.
Stanton, Debra & David	801	2	S	Support the proposed rezoning of the land owned by the Elder Family Trust No.2 from Education Centre 1 to Rural Residential.	Retain the proposed rezoning of 49(47B) Moffat Road, Lot 2 DPS 13007, from Education Centre 1 zone to Rural Residential zone as notified in proposed Planning Map L40.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Ed Centre Zones [19]					
Topic: Education Centre Zones - Bethlehem					
Issue: 63A, 63B, 65 & 67 Moffat Road - Zoning [63-67MOFF]					
Bennett, Alastair & Glennis	418	1	S	Support the maintenance of Rural Residential zoning of the land immediately adjacent and south of Bethlehem College that forms the boundary between Education Centre 1 Bethlehem and 49 and 47B Moffat Road. The retention of the rural residential zoning reflects the existing purpose and character of the area and the properties south and east of it.	Retain the Rural Residential zoning of 67, 65, 63B, 63A and 51 Moffat Road as notified in proposed Planning Map L40.
Elder, Kirstie	507	1	S	Support the maintenance of Rural Residential zoning of the land immediately adjacent (south) of Bethlehem College that forms the boundary between Education Centre 1 Bethlehem and Rural Residential zones (63A, 63B, 65, 67 and 51 Moffat Road) between Moffat Road and 49(47B) Moffat Road.	Retain the Rural Residential zoning of 67, 65, 63B, 63A and 51 Moffat Road as notified in proposed Planning Map L40.
Silva, Geoffrey	502	1	S	Support the maintenance of Rural Residential zoning of the land immediately adjacent (south) of Bethlehem College that forms the boundary between Education Centre 1 Bethlehem and Rural Residential zone (67,65,63B,63A and 51 Moffat Road) between Moffat Road and the property owned by Elinor Elder Family Trust No 2 land.	Retain the Rural Residential zoning of 67, 65, 63B, 63A and 51 Moffat Road as notified in proposed Planning Map L40.
Elder, Mrs Elinor	447	2	S	Support the maintenance of Rural Residential zoning of the land immediately adjacent (south) of Bethlehem College that forms the boundary between Education Centre 1 Bethlehem and Rural Residential zones (63A, 63B, 65, 67 and 51 Moffat Road) between Moffat Road and the property owned by the Elder Family Trust No.2 (49 Moffat Road). The retention of the Rural Residential zoning of the adjacent properties suitably reflects the existing purpose and character of the sites and preserves the Rural Residential Amenity of that land for the properties to the south and east in the direct vicinity. The retention of Rural Residential zoning is supportive of the development master plan for the Education Centre 1 Zone and adequately provides for its implementation without the need for further land development. It allows the preservation of Rural Residential amenity sought by the Plan.	Retain the Rural Residential zoning of 67, 65, 63B, 63A and 51 Moffat Road as notified in proposed Planning Map L40.
Elinor Elder Family Trust No 2	446	2	S	Support the maintenance of Rural Residential zoning of the land immediately adjacent (south) of Bethlehem College that forms the boundary between Education Centre 1 Bethlehem and Rural Residential zones (63A, 63B, 65, 67 and 51 Moffat Road) between Moffat Road and the property owned by the Elder Family Trust No.2 (49 Moffat Road). The retention of the Rural Residential zoning of the adjacent properties suitably reflects the existing purpose and character of the sites and preserves the Rural Residential Amenity of that land for the properties to the south and east in the direct vicinity. The retention of Rural Residential zoning is supportive of the development master plan for the Education Centre 1 Zone and adequately provides for its implementation without the need for further land development. It allows the preservation of Rural Residential amenity sought by the Plan to the west of Moffat Road south of Education Centre 1 Zone.	Retain the Rural Residential zoning of 67, 65, 63B, 63A and 51 Moffat Road as notified in proposed Planning Map L40.
Hickson, Helen	529	2	S	Support the maintenance of Rural Residential zoning of the land immediately adjacent (south) of Bethlehem College that forms the boundary between Education Centre 1 Bethlehem and 49 and 47B Moffat Road.	Retain the Rural Residential zoning of 67, 65, 63B, 63A and 51 Moffat Road as notified in proposed Planning Map L40.
Hickson, Tim	528	2	S	Support the maintenance of Rural Residential zoning of the land immediately adjacent (south) of Bethlehem College that forms the boundary between Education Centre 1 Bethlehem and 49 and 47B Moffat Road.	Retain the Rural Residential zoning of 67, 65, 63B, 63A and 51 Moffat Road as notified in proposed Planning Map L40.
Mathieson, Hamish	888	2	S	Support the maintenance of Rural Residential zoning of the land immediately adjacent (south) of Bethlehem College that forms the boundary between Education Centre 1 Bethlehem and Rural Residential zones (63A, 63B, 65, 67 and 51 Moffat Road) between Moffat Road and 49(47B) Moffat Road.	Retain the Rural Residential zoning of 67, 65, 63B, 63A and 51 Moffat Road as notified in proposed Planning Map L40.
Mathieson, Kate	598	2	S	Support the maintenance of Rural Residential zoning of the land immediately adjacent (south) of Bethlehem College that forms the boundary between Education Centre 1 Bethlehem and 49 and 47B Moffat Road.	Retain the Rural Residential zoning of 67, 65, 63B, 63A and 51 Moffat Road as notified in proposed Planning Map L40.
Mathieson, Nicola	525	2	S	Support the maintenance of Rural Residential zoning of the land immediately adjacent (south) of Bethlehem College that forms the boundary between Education Centre 1 Bethlehem and Rural Residential zones (63A, 63B, 65, 67 and 51 Moffat Road) between Moffat Road and 49(47B) Moffat Road.	Retain the Rural Residential zoning of 67, 65, 63B, 63A and 51 Moffat Road as notified in proposed Planning Map L40.
Varley, Patrick B	627	2	S	Support the maintenance of Rural Residential zoning of the land immediately adjacent (south) of Bethlehem College that forms the boundary between Education Centre 1 Bethlehem and Rural Residential zones (63A, 63B, 65, 67 and 51 Moffat Road) between Moffat Road and 49(47B) Moffat Road.	Retain the Rural Residential zoning of 67, 65, 63B, 63A and 51 Moffat Road as notified in proposed Planning Map L40.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Ed Centre Zones [19]					
Topic: Education Centre Zones - Bethlehem					
Issue: Expansion to Education Centre 1 Zoning [EXPANSION]					
Christian Education Trust	479	1	S	Support the retention of the Education Centre zone applied to the Christian Education Trust land known as Bethlehem College campus, as shown on Plan Map L40, as the zone reflects the existing and planned future use for this land and there is no planned expansion, and any future unexpected expansion that may become proposed can be accommodated by way of application for resource consent or private plan change at that time.	Retain the Education Centre Zone applied to the Christian Education Trust land known as Bethlehem College campus, as shown on Plan Map L40.
Hay, Jane	625	1	O	Amend the area of land zoned Education Centre 1 Zone - Sub Zone A to include 67 Moffat Road (Lot 1 DPS 5913). This parcel of land is owned by the Christian Education Trust and held as part of its long term vision.	Add 67 Moffat Road (Lot 1, DPS 5913) on Map L40, as land zoned Education Centre 1 Zone - Sub Zone A, instead of Rural Residential Zoning.
MJ & PJ Hay Family Trust	584	1	O	Seek rezoning of four properties, one Lot north of Elder Lane (115 Moffat Road/ 14 Elder Lane (Lot 3 DP 377973)), and three lots to the south of the existing Education Centre 1 Zone off Moffat Road (63A (Lot 3 SP 380221), 63B (Lot 2 DP 380221) and 65 Moffat Road (Lot 1 DP 380221)) from Rural Residential to Education Centre 1 Zone (Subzone A). Information in support of this submission is attached to Submission 584, which includes proposed amendments to Planning Map L40, Section 32 analysis of the change in zoning, a traffic assessment, water/ wastewater assessments and a landscape assessment. The activities proposed for these four properties include the following: - facilities for education, training and equipping students - Accommodation - Community Facilities - Counselling and mentoring/ coaching - Existing healthcare, social services and business uses in line with the range of activities provided for in the Education Centre 1 Zone. At this stage no specific design plans have been produced for these sites due to the long term focus on providing these activities on these properties. It is intended that such activities will be in harmony with the outcomes expected of the Education Centre 1 Zone (Subzone A). A record of consultation undertaken by the submitters with their neighbours is attached to Submission 584.	Rezone four properties located on Moffat Road and Elder Lane, Bethlehem from Rural Residential to Education Centre 1 (Sub-zone A). These four properties are legally described as follows: - 115 Moffat Road and 14 Elder Lane, being Lot 3 DP 377973 and comprising 1.2763 hectares. This property is owned by MJ and PJ Hay and Murray Crossman Trustee Co Ltd. - 63A Moffat Road, being Lot 3 SP 380221 and comprising 3005 m2 . This property is owned by MJ and PJ Hay and the May Street Trustee Co Ltd (under a sale and purchase agreement for MJ & PJ Hay). - 63B Moffat Road, being Lot 2 DP 380221 and comprising 3005 m2. This property is owned by MG & JP Thompson and the May Street Trustee Co Ltd (under a sale and purchase agreement for MJ & PJ Hay). - 65 Moffat Road, being Lot 1 DP 380221 and comprising 5244 m2. This property is owned by MJ and PJ Hay and Murray Crossman Trustee Co Ltd.
Stanton, Debra & David	801	1	S	Support the City Plan in retaining the Rural Residential zoning along Moffat Road.	Retain the Rural Residential zoning along Moffat Road as notified.
Christian Education Trust	479	2	S	Support the retention of the Rural Residential zone applied to land adjoining or in the locality of the submitter's property known as Bethlehem College campus by Planning Map L40. The Rural Residential Zone should be retained as it provides for the full extent of education activities that exist in the locality and there is no need for more as no further expansion is proposed. If any unexpected expansion of educational facilities is found to be needed, the resource consent process provides for this to be considered through consent procedures.	Retain the Rural Residential zone applied to land adjoining or in the locality of the submitter's (Christian Education Trust) property known as Bethlehem College campus by Planning Map L40.
Elder, Mrs Elinor	447	3	S	Support the maintenance of the zone boundary between Education Centre 1 zone and Rural Residential zone along the northern boundary of Bethlehem College from Elder Lane as shown on proposed Plan Map L40. The maintenance of the Zone boundary is required as there has been no traffic assessment for any activities beyond the existing boundaries of the Education Centre 1 Zone. The maintenance of the Zone boundary is supportive of the development master plan for the Education Centre 1 Zone and adequately provides for its implementation without the need for further land development. It allows the preservation of Rural Residential amenity sought by the Plan to the west of Moffat Road north of Elder Lane and the Education Centre 1 Zone.	Retain the zone boundary between Education Centre 1 and Rural Residential zoning along the northern boundary of Bethlehem College from Elder Lane as notified in proposed Plan Map L40
Elinor Elder Family Trust No 2	446	3	S	Support the maintenance of the zone boundary between Education Centre 1 zone and Rural Residential zone along the northern boundary of Bethlehem College from Elder Lane as shown on proposed Plan Map L40. The maintenance of the Zone boundary is required as there has been no traffic assessment for any activities beyond the existing boundaries of the Education Centre 1 Zone. The maintenance of the Zone boundary is supportive of the development master plan for the Education Centre 1 Zone and adequately provides for its implementation without the need for further land development. It allows the preservation of Rural Residential amenity sought by the Plan to the west of Moffat Road north of Elder Lane and the Education Centre 1 Zone.	Retain the zone boundary between Education Centre 1 and Rural Residential zoning along the northern boundary of Bethlehem College from Elder Lane as notified in proposed Plan Map L40
Elder, Mrs Elinor	447	4	S	The submitter understands a submission is to be lodged to rezone four properties at 63A, 63B, and 65 Moffat Road and 14 Elder Lane from Rural Residential Zone to Education Centre 1 Zone via submission to the Proposed City Plan. The submitter is opposed to this submission for a number of reasons including: - The proposed intensive development will does not reflect the existing purpose and character of the properties, and will adversely affect the Rural Residential amenity of the surrounding area - Insufficient notice, and inaccurate and misleading information provided. - Inadequate consultation and notification. - Inconsistent with the 2009 Christian Education Trust Master Plan.	Retain Rural Residential zoning for 63A, 63B, and 65 Moffat Road and 14 Elder Lane.
Elinor Elder Family Trust No 2	446	4	S	The submitter understands a submission is to be lodged to rezone four properties at 63A, 63B, and 65 Moffat Road and 14 Elder Lane from Rural Residential Zone to Education Centre 1 Zone via submission to the Proposed City Plan. The submitter is opposed to this submission for a number of reasons including: - The proposed intensive development will does not reflect the existing purpose and character of the properties, and will adversely affect the Rural Residential amenity of the surrounding area - Insufficient notice, and inaccurate and misleading information provided. - Inadequate consultation and notification. - Inconsistent with the 2009 Christian Education Trust Master Plan.	Retain Rural Residential zoning for 63A, 63B, and 65 Moffat Road and 14 Elder Lane.
Issue: Non Notification [NONNOTIF]					
Tauranga City Council	492	78	O	A non-notification statement needs to be added for activities being undertaken as Restricted Discretionary Activities.	Add a new rule "19.7.1.5 - Non-notification Applications made under Rule 19.7 - Restricted Discretionary Activity Rules need not be publicly notified or served on affected persons."
Issue: Traffic [TRAFFIC]					
Stanton, Debra & David	801	3	O	The increased number of residences in this area has increased the danger on residents entering and exiting their properties with the road speed being 70km per hour.	The Council carry out traffic assessments along Moffat Road, Rural Residential side, south of Bethlehem College.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Ed Centre Zones [19]					
Topic: Education Centre Zones - Faith Bible College					
Issue: Rule - Development Intensity & Scale - Education Centre 2 Zone [19.11.1]					
Faith Bible College	831	1	O	Successive District Plans have identified further development of Faith Bible College's land as being a Non Complying or Prohibited activity through rules which cap the number of persons on the site and which require connection to a municipal wastewater system. These provisions are opposed in their entirety for the reason that there have been significant advancements in on-site wastewater disposal technology which makes these historic controls redundant. There is also inadequate Section 32 analysis to justify the inclusion of these rules.	Delete Rule 19.11.1
Issue: Rule - Non Complying Activities [19.15]					
Faith Bible College	831	2	O	Successive District Plans have identified further development of Faith Bible College's land as being a Non Complying or Prohibited activity through rules which cap the number of persons on the site and which require connection to a municipal wastewater system. These provisions are opposed in their entirety for the reason that there have been significant advancements in on-site wastewater disposal technology which makes these historic controls redundant. There is also inadequate Section 32 analysis to justify the inclusion of these rules.	Delete Rule 19.15 and provide for development as a Permitted activity subject to necessary wastewater consents being granted by Environment BOP.
Issue: Rule - Prohibited Activities [19.16]					
Faith Bible College	831	3	O	Successive District Plans have identified further development of Faith Bible College's land as being a Non Complying or Prohibited activity through rules which cap the number of persons on the site and which require connection to a municipal wastewater system. These provisions are opposed in their entirety for the reason that there have been significant advancements in on-site wastewater disposal technology which makes these historic controls redundant. There is also inadequate Section 32 analysis to justify the inclusion of these rules.	Delete Rule 19.16 and provide for development as a permitted activity subject to necessary wastewater consents being granted by Environment BOP.
Issue: Non Notification [NONNOTIF]					
Tauranga City Council	492	79	O	A non-notification statement needs to be added for activities being undertaken as Restricted Discretionary Activities.	Add a new rule "19.13.1.7 - Non-notification Applications made under Rule 19.13 - Restricted Discretionary Activity Rules need not be publicly notified or served on affected persons."
Issue: Table 19B - Education Centre Zones (Faith Bible College) Activity Status [TABLE19B]					
Faith Bible College	831	4	SA	Agree that the majority of development on the site should be Permitted and Controlled activities as listed in Table 19.10 of the Proposed Plan. However, oppose those activities listed in Table 19.10 as Restricted Discretionary activities, and the relevant plan provisions associated with this.	Delete Restricted Discretionary activities from the Education Centre 2 zone and replace with a Controlled Activity status.
Topic: Education Centre Zones - Rudolf Steiner School					
Issue: Rule - Development Intensity and Scale [19.18.1]					
Tauranga Rudolf Steiner School	518	5	O	The existing wording of Rule 19.18.1(a) implies that the restrictions in (a) do not apply if the conditions of Rule 19.18.1(c) are met, while the Rule Note states that any activity not complying with (a) shall be considered a discretionary activity. There is a contradiction in activity status, and ambiguity as to which status applies under the imposition of the Rule Note and/ or Rule 19.18.1(c). Clarification can be achieved through deleting Rule 19.18.1(c) in its entirety.	Delete Rule 19.18.1(c).
Issue: Rule - Landscape Buffer 3 [19.18.7E]					
Waterview Trust	717	1	O	Rule 19.18.7 (e) should be removed or amended as the sections to the south of the southern boundary of the Rudolf Steiner School are having daylighting problems and trees (conifers) south west end are pushing through the boundary. These trees can reach 30 metres or more taking away these sections rights to light and sunshine.	Remove Rule 19.18.7(e) or amend to require that all of Landscape Buffer 3 shall consist of shrubs maintained to a height of 2 metres and a width of 3 metres, or a daylighting line on the southern boundary 2 metres to the height of the trees at maturity.
Issue: New Education Centre Zoning [NEWEDZONE]					
Tauranga Rudolf Steiner School	518	1	S	Generally supports the inclusion of the new Education Centre 3 Zone (Rudolf Steiner School - Sub Zones A and B) in the City Plan.	Retain Education Centre 3 Zone (Rudolf Steiner School - Sub Zones A and B) in the City Plan
Issue: Non Notification [NONNOTIF]					
Tauranga City Council	492	80	O	A non-notification statement needs to be added for activities being undertaken as Restricted Discretionary Activities.	Add a new rule "19.20.1.5 - Non-notification Applications made under Rule 19.20 - Restricted Discretionary Activity Rules need not be publicly notified or served on affected persons."
Issue: Table 19C - Tertiary Education Premises [TAB19CTEP]					
Tauranga Rudolf Steiner School	518	4	S	Supports the inclusion of "Schools and Tertiary education premises" as permitted activities in Table 19C. The activities defined under both 'schools' and 'tertiary education premises' allows for a range of activities to take place on-site including; work skills training centre, outdoor education centres, and sports training establishments. These types of activities are aligned with the teaching styles and philosophy of Steiner Schools.	Retain "Schools and Tertiary education premises" as permitted activities in Table 19C
Issue: Table 19C - Exotic Flora [TABLE19C]					
Tauranga Rudolf Steiner School	518	3	O	The extent of the site is largely undeveloped and will require some vegetative clearance to provide for the development of the school, as well as general maintenance. The extent of the activity itself is not considered to have a more than minor effect on the environment (the removal of exotics and scrub) and as a permitted activity would provide some certainty to the school for the maintenance and small-scale development of the site.	Amend Table 19C to include "Clearance of exotic trees, bush and scrub of less than 100m2 in area, or excavation or depositing of less than 50m2 of any material within a 12-month period." as a permitted activity.
Issue: Table 19C - Student Accommodation [TABLE19CSA]					
Tauranga Rudolf Steiner School	518	2	S	The provision for student accomodation allows the opportunity for the school to provide student accomodation on-site and will generate land use efficiencies within the site and in the surrounding environment.	Retain "Student accomodation (shared accomodation) directly associated with schools and tertiary education premises" as a permitted activity for Sub Zone A and a controlled activity for Sub Zone B in Table 19C.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Ed Centre Zones [19]					
Topic: Education Centre Zones - Tauranga Adventist					
Issue: Rule - Noise [19.24.7]					
New Zealand Transport Agency	588	24	O	The proposed rules relating to intensification do not fully reflect the conditions of the original resource consent where the responsibility for undertaking noise attenuation for reducing road noise from the Tauranga Northern Arterial rests with the landowner.	Amend the proposed provisions to clarify that the New Zealand Transport Authority is not required to undertake noise attenuation for Tauranga Adventist School from the existing designation for the Tauranga Northern Arterial.
Issue: Noise [19.24.7E]					
New Zealand Transport Agency	588	25	O	The noise management guidelines referred to in the "note" adjacent to Rule 19.24.7(e) are located in the consent order dated January 2001 for the TNA rather than the Notice of Requirement.	Amend Note to state: "The guidelines referred to in Rule 19.24.7(e) - Noise were established and can be located in the consent order for the Tauranga Northern Arterial."
Issue: Non Notification [NONNOTIF]					
Tauranga City Council	492	81	O	A non-notification statement needs to be added for activities being undertaken as Restricted Discretionary Activities.	Add a new rule "19.26.1.5 - Non-notification Applications made under Rule 19.26 - Restricted Discretionary Activity Rules need not be publicly notified or served on affected persons."