

Section: Issues Overview [1]					
Topic: Issues Overview					
Issue: Legislation & Cross Boundary Issues [LEGCROSB0U]					
SmartGrowth Implementation Management Group	357	1	S	Support the acknowledgement of the SmartGrowth Strategy and the RPS as providing the overarching frameworks and setting the strategic direction for the City Plan.	Retain the reference to SmartGrowth and the RPS in the issues overview.
The Aggregate And Quarry Association Of New Zealand	167	1	SA	While the approach taken in section 2.2 is supported, specific provision needs to be made for the control of reverse sensitivity at District boundaries.	Amend paragraph 2.2 by the following addition: '...include managing the effects of activities that transcend or adjoin the boundaries...'
Boffa Miskell Limited	782	2	O	Oppose the diagram showing the Plan as subservient to regional plans in a supposed hierarchy. This is a myth perpetuated by Regional Councils.	Show District and Regional Plans as having the same hierarchical status.
Environment Bay Of Plenty	760	2	SA	Plan users need to understand the dynamic nature of Mean High Water Springs. An amendment should be made for clarity.	Add an explanatory note to the paragraph in section 2.2 to read: 'The City shares a land border with Western Bay of Plenty District Council and a sea border with the Bay of Plenty Regional Council at mean high water springs. Although MHWS has been illustrated on the Plan Maps, it should be noted that this is not a fixed and surveyed line but rather one which provides an indicative representation of the Council's jurisdictional boundary based on an accepted height above sea level of 0.87m above Moturiki Datum.'
Boffa Miskell Limited	782	3	O	Oppose the omissions of implementation guidelines and codes as these are an important type of planning document and lack of recognition will create uncertainty over status.	Recognise implementation guidelines and codes in hierarchy.
Boffa Miskell Limited	782	4	O	Oppose the lack of recognition of iwi management plans.	Recognise iwi management plans in hierarchy.
Te Tumu Kaituna 14 Trust	521	88	SA	Figure 2C doesn't identify the Coastal Marine Area, as this area is defined in Chapter 3 and referred to in the Plan it would be helpful.	Identify the Coastal Marine Area in Figure 2C.
Te Tumu Landowners Group	520	88	SA	Figure 2C doesn't show the Coastal Marine Area. The CMA is defined in Chapter 3 and referred to in the Plan and should be included in the diagram.	Amend Figure 2C to identify the Coastal Marine Area (CMA).
Ford Land Holdings Pty Limited	519	91	SA	Figure 2C doesn't identify the Coastal Marine Area, as this area is defined in Chapter 3 and referred to in the Plan it would be helpful.	Identify the Coastal Marine Area in Figure 2C.
Issue: National Policy Statements [NATPOLSTMT]					
Transpower New Zealand Limited	383	105	S	The role of a National Policy Statement is to provide guidance for decision making and the development of the Plan under the RMA. The Plan must give effect to any NPS. The Plan text is supported.	Retain the Section on 'National Policy Statements' in Section 2.1 of the Plan.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Issues Overview [1]					
Topic: Issues Overview					
Issue: Significant Resource Management Issues [SIGRESMGT]					
Priority One Western Bay of Plenty Inc	699	1	S	Support the plans intent to provide for the growth of the economy through enabling expansion of the Port, manufacturing and related infrastructure, enhancing key commercial centres and preserving the values of the City.	Maintain a strong focus on the importance of sustainable economic development through the Plan.
Gordon, Carole	616	2	SA	The Plan should support the development of Tauranga as an age-friendly City.	Add to section 2.3.5 of the Plan 'The Plan seeks to address the population growth...through the use of age friendly guidelines to provide opportunities for a range of types of community infrastructure and residential development.
The Aggregate And Quarry Association Of New Zealand	167	2	SA	Sections 2.3.5, 2.3.6 and 2.3.7 of the Plan recognise that urban consolidation, economic activity, and the protection of transport corridors are all key objectives. This section however does not recognise that aggregate resources have a particular importance in the future development of the City and meeting these objectives. These resources are finite and fixed in location and the Plan should recognise that these resources need to be protected, particularly from incompatible development.	That the following addition is made to section 2.3.6 - Economic Development: 'Aggregates and minerals within the City and surrounding district are an important natural resource and one which is finite and fixed in location. This resource needs to be protected and the efficient movement of the resource into and within the City needs to be provided for to ensure the long term infrastructure and development needs of the District are able to be met.' And, amend the first paragraph of section 2.3.7 - Transportation by the following '...movement of goods and people within the district.' And amend the section paragraph of section 2.3.7 - Transportation by the following: '...with long term transport aspirations and the need to transport goods to, from and within the City.'
Western Bay of Plenty District Council	609	4	SA	References to SmartGrowth and cross-boundary issues are supported. As indicated in section 2.3.5 the Tauranga population is growing rapidly. It is important that the densification to 15 dwellings/ha is emphasised.	Retain the current form of section 2.3.5 and add: 'As most of the rural and rural residential areas in Tauranga have versatile soils, urban sprawl into these areas should be restricted and the densities of the residential areas have to meet a density of 15 dwellings/ha.'
Tauranga Chamber Of Commerce	621	5	S	The issues overview section is well set out. The embodiment of the coordinated SmartGrowth approach to planning is supported. Specific provision for papakainga development is supported. Addressing changing population structure by providing a range of types of economic development is supported. The provision for a range of services and employment opportunities near residential environments is supported, as is the direction for the City Centre and the integration of land use with the four main transport corridors.	Retain the issues overview.
Medlicott, Jann	181	7	U	Section 2.3.5 detailing the key issues that the City faces includes comment on the likely change in household structure. When read in conjunction with SmartGrowth findings that there is no evidence to suggest that older housing consumers have a preference for higher density development, and that post-family households are more likely to be drawn to large-lot and suburban residential areas, the conclusion is that higher density housing on the Mt Isthmus will not meet anticipated housing demand.	Include a clear statement of how the changes in the 'High Density Residential Zone' in Mt Maunganui North are to satisfy forecast growth demand, especially from single and two person households and people over 80 years.
DNZ Property Fund Limited	763	10	O	The issue statements for Population Growth and Economic Development should be amended to reflect the importance of urban consolidation and intensification.	Add the following to the second paragraph of section 2.3.5: '...residential development, with particular emphasis on identified growth areas where residential growth will be targeted. In addition, the plan provides...(delete - encourages the provision and support of)...near these residential environments, where business growth should be directed. There is a key focus on ensuring...this can only occur when residential and commercial growth takes place in identified locations/centres. Add the following to section 2.3.6: ...manufacturing and related infrastructure, enhancement of and growth within or adjacent the main commercial centres, and essential infrastructure.
The Energy Efficiency & Conservation Authority (EECA)	860	14	SA	The use and development of renewable energy is essential community infrastructure and along with energy efficiency and energy conservation measures can play an important role in ensuring the wellbeing of a community.	Add the following to section 2.3.6 of the Plan: 'enhancement of the main commercial centre, and essential infrastructure including renewable electricity generation. Energy is vital to community wellbeing and economic growth and there is significant potential in the district for improvements in energy use and for the development of energy from small-scale renewable energy sources.'
Black, Phill	377	17	O	Section 2.3.5 is lacking in coverage and scale of the issues mentioned. There is no mention of the significant constraints to creation of greenfield housing sites or the adverse effects of intensification/infill on existing established communities. Section 2.3.5 ignores the most important issue of how projected population can be accommodated over time. There is no mention of the effects of high density development that have been noted through consultation. Change in population structure isn't an issue but a trend, the real issue is the potential mismatch between housing types in high density areas and the lifestyle sought by incoming post-family households. The validity of population growth projections is an inherent issue that questions whether past trends warrant pursuing residential intensification and whether further intensification of the Mount Isthmus is sustainable. The sustainbale level of visitor accommodation at the Mt is a significant issue that should be mentioned. There is also no mention of the significance of good urban design in satisfying housing growth demand.	Expand section 2.3.5 to include all significant resource management issues on responding to population growth and changes in household structure, including the challenges for communities where intensification is proposed. Include mention of the acceptability of proposed intensification to existing communities as a significant issue, especially concerns over the 'lack of open space, poor building design, parking and impacts on privacy' and building height. State as a significant issue, the inherent problems in forecasting population growth trends and more importantly the practical issues in attempting to match incoming family housing preference with the types of residential development promoted in infill, greenfield and intensification areas. Include environmental sustainability as a significant resource management issue. Include the scale and impact of visitor accommodation as a significant resource issue for the Plan. Include a clear statement about how changes in the 'High Density Residential Zone' in Mt Maunganui north are to satisfy forecast growth demand, especially from single and two person households and people over 80 years. Include mention of the implications of further residential intensification for communities in which it is proposed. State the importance of good urban design in meeting housing demand and that this is even more so in the areas within and adjoining the High Rise Plan Area.
Thorne Group Limited	834	18	O	Section 2.3.5 lacks recognition of affordability given that Tauranga is one of the least affordable places to live in the OECD. Serious consideration needs to be given to the increase in cost introduced via the plan rules.	Recognise affordability of housing as part of the commentary on population growth.
AMP Capital Investors (New Zealand) Limited	868	34	O	The 'Population' and 'Economic Development' issues do not appropriately reflect the importance of urban consolidation and intensification.	Amend the 'Population' and 'Economic Development' issues as outlined in this submission.
Thompson, Max	864	34	O	The 'Population' and 'Economic Development' issues do not appropriately reflect the importance of urban consolidation and intensification.	Amend the 'Population' and 'Economic Development' issues as outlined in this submission.
Bluehaven Management Ltd, Bluehaven Holdings Limited & Excelsa Village Limited	783	37	O	The significant resource management issues need to give recognition to affordability as Tauranga is one of the least affordable places to live in the OECD. Serious consideration needs to be given to the cost induced from plan rules on housing affordability.	Recognise housing affordability as part of the commentary on population growth.