

10 November 2020

Stuart Christopher Harris  
19 MANSON STREET  
GATE PA  
TAURANGA 3112

Dear Sir/Madam

### **Proposed Plan Changes to the operative Tauranga City Plan**

Tauranga City Council is currently progressing the following plan changes to the operative Tauranga City Plan (City Plan):

- **Proposed Plan Change 26 (Housing choice)**  
This plan change proposes changes to the City Plan to make it easier for people to build a variety of more compact types of homes, like duplexes, terraced houses, townhouses and apartments, to better suit their needs.
- **Proposed Plan Change 27 (Flooding from intense rainfall events)**  
This plan change introduces a new rule framework to manage the effects of flooding in intense rainfall events on people, properties and infrastructure.
- **Proposed Plan Change 30 (Earthworks)**  
This plan change proposes to clarify wording of existing provisions to ensure that earthworks are undertaken in a safe manner, avoiding negative effects on the environment.

As the owner of the property at 19 MANSON STREET, you have been identified as likely to have an interest in the changes proposed for the reasons set out below.

- Your property is located within the Suburban Residential Zone where Plan Change 26 (housing choice) proposes to enable a greater choice of housing, including duplexes and townhouses.
- Plan Change 27 (flooding from intense rainfall) proposes to introduce provisions in the City Living Zone that limit the area of impervious surfaces. Proposed Plan Change 27 will have legal effect from Monday 16 November 2020. This means that all applications, where required, should have regard to the proposed objectives, policies and rules from the date of public notification.
- Plan Change 30 (earthworks) proposes city-wide changes to improve existing rules for the control of earthworks at all stages of development (subdivision and post-subdivision), and sediment and erosion control.

## Where to find more information

To help you understand the proposed plan changes and how they affect your property, the following information is available at [www.tauranga.govt.nz/planchanges](http://www.tauranga.govt.nz/planchanges), at council's customer service centre and your local library:

- public notice as published in the Weekend Sun on Friday 30 October 2020 and Bay of Plenty Times Saturday 31 October 2020;
- annotated text showing the proposed changes to the City Plan and section 32 evaluation reports explaining the reasons for the proposed changes;
- online map viewer showing the location and extent of the plan change areas, including the City Plan zoning and flooding on your property;
- submission form to make a submission.

If you rent or lease your property, please ensure you notify your tenant or lessee about the contents of this letter.

These proposed plan changes have been initiated under the provisions of Schedule 1 of the Resource Management Act 1991.

## Community open days

If you wish to discuss the proposed plan changes, please join us at one of the community open days listed below.

Date	Time	Location
Monday, 23 November	3pm to 6pm	Greerton Library, 139 Greerton Road
Tuesday, 24 November	3pm to 6pm	Arataki Community Centre, Zambuk Way
Wednesday, 25 November	3pm to 6pm	Otumoetai Golf Course, 25 Bureta Road
Thursday, 26 November	3pm to 6pm	Council offices, 91 Willow Street
Friday, 27 November	3pm to 6pm	Bethlehem Hall, 239A State Highway 2
Saturday, 28 November	9am to 12.00pm	Tauriko Hall, 776 State Highway 29
Monday, 30 November	3pm to 6pm	Papamoa Community Centre, 15 Gravatt Road
Tuesday, 1 December	3pm to 6pm	Mount Rugby Club, 49 Miro Street
Thursday, 3 December	3pm to 6pm	St Stephens Church, 15 Brookfield Terrace
Friday, 4 December	3pm to 6pm	Welcome Bay Community Centre, 242 Welcome Bay Road

## **Making a submission**

Submissions on proposed plan change 26, 27 or 30 must be lodged in writing and either submitted online at [www.tauranga.govt.nz/planchanges](http://www.tauranga.govt.nz/planchanges), emailed to [city.plan@tauranga.govt.nz](mailto:city.plan@tauranga.govt.nz) or posted to:

Manager: City and Infrastructure Planning  
Tauranga City Council  
Freepost Authority Number 370  
Private Bag 12022  
Tauranga 3143

## **Submissions are open until 5pm, Friday, 18 December 2020**

The submission should be in the format of Form 5 of the Resource Management (Forms, Fees and Procedure) Regulations 2003 and must be dated and signed by you and include the following information:

- (a) Your name, address, telephone and email address.
- (b) The plan change number and details of the provisions to which the submission is being made.
- (c) Whether you support or oppose the plan change provisions, in whole or in part.
- (d) Reasons for your support or opposition.
- (e) The decision you wish Tauranga City Council to make.
- (f) Whether you wish to be heard in support of your submission.
- (g) Whether or not you could gain advantage in trade competition through your submission.

For further information regarding the details of the amendments introduced by the proposed plan changes contact us on (07) 577 7000 or email [city.plan@tauranga.govt.nz](mailto:city.plan@tauranga.govt.nz).

Yours sincerely



Janine Speedy  
**Team Leader: City Planning**