

We're growing up

New housing rules are coming soon



Submissions are open on proposed Plan Change 33 – Enabling Housing Supply

The Government is making some changes to housing rules that will change what you can do on your property. Your neighbourhood may change too, over time. In a nutshell, people will be able to build more on their residential sections without needing sign-off from council, or approval from neighbours.

Like all major cities, we're in the thick of a housing crisis. We're short of homes, and there's little choice in the type and size of dwellings we can live in. To help address these issues, Tauranga needs to grow up as well as out, and we've been given strict direction from the Government to enable this.

Through the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021, we've been instructed to amend the rules in our city plan so that we:

- allow people to build up to three dwellings of up to three storeys on most sections in residential zones, without needing to obtain a resource consent
- enable higher density housing with more building height around the city centre, and other identified commercial centres across the city and close to public transport.

This means it will be easier for homeowners looking to build or expand, and that people will have access to more types of houses. It also means there will be more multi-storied buildings popping up around our neighbourhoods and city, over time – which will gradually change where and how we live.

Open for submissions

It's time to give your feedback on Proposed Plan Change 33 – Enabling Housing Supply, which implements the direction from the Government in our city plan. Some of these changes are dictated by the Government, especially for buildings of three storeys or less, but other parts we can influence, like what developments of four storeys or more will look like, and where these higher density areas are located.

What's set in concrete



It will soon be easier to build townhouses across the city (medium density)

- No resource consent needed to build up to three dwellings of up to three storeys (11 metres height) on most residential sections
- **Applies from 20 August 2022** to all residential zones (most of the city)
- New rules for how close you can build to your boundary, amount of open space per house, overshadowing, and more
- Resource consent required for four or more dwellings or storeys.

Where will this apply? See ● on the map.

Find out about the rules at tauranga.govt.nz/housing-supply

These changes are dictated by Government.

We want to know what you think about



Making it easier to build apartments within walking distance of shops and facilities (higher density)

- We're proposing that building heights between four and six storeys (16m to 21m) should be enabled in areas within five to 10 minutes' walk (400m to 800m) of some of the city's commercial centres.
- We're proposing that building heights of eight storeys (27m) should be allowed along Cameron Road, as proposed through the Te Papa peninsula spatial plan.
- Resource consent would still be required for developments of four or more storeys, but it would be easier to obtain and you wouldn't need approval from your neighbours if all our rules are met (restricted discretionary activity).

Where would this apply? See ● on the map.

- We will also provide more direction on design and amenity outcomes for residential developments in commercial zones citywide, like apartments built above shops.

Tell us what you think about the areas we've identified and the different heights that would apply at tauranga.govt.nz/housing-supply

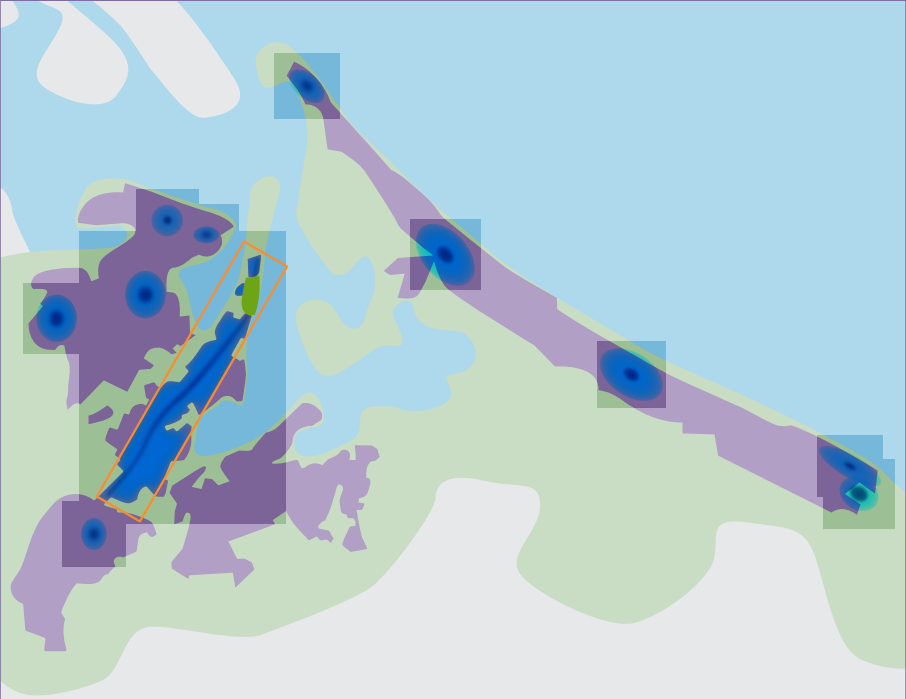
Going higher in the city centre

- We aim to maximise building heights and density in and around the city centre, to enable more people to live in the heart of our city.
- We're proposing building heights of eight storeys (27m) within 1500m (15 minutes' walk) of the city centre.
- Within the city centre, we're proposing to enable building heights up to 48.7m above sea level (approx. 13 storeys) in most locations, with new rules on design to be applied. Anything above that will also need to consider the Tauranga Airport flight path.

Where would this apply? See ● on the map.

Where the changes would apply

Use the map viewer at tauranga.govt.nz/housing-supply to find out which changes will apply to your property, or any other property in the city.



KEY	
● Tauranga	● Medium density in residential zones
● City Centre	● Higher density in and around commercial centres
□ Te Papa peninsula	

There are some places and cases where the new rules may not apply

- **Qualifying matters:** some areas of the city, such as cultural and heritage sites, areas subject to natural hazards, and areas with outstanding natural features like Mauao, are considered unsuitable for higher density development. Find out more at tauranga.govt.nz/housing-supply
- **Existing legislation** such as the Building Act still applies.
- **Covenants** across the city restrict how owners can use their property. These are separate to the city plan and will continue to apply if you have one on your property.



Keeping good design in mind

To ensure new developments look good, meet community needs and are great spaces to live in, we're proposing new urban design criteria that larger developments would have to meet. These would apply to any development of four or more dwellings on a site, and within commercial areas including the city centre. This will be supported by a new urban design panel to review significant development proposals in Tauranga.

Roads and pipes to support growth

Direction from Government limits what rules we can add that would manage the pressure of increased density on our roads and water, wastewater and stormwater pipes. While we can't require checks for three dwellings/three storeys, we are proposing to require assessments on the impact to our infrastructure (roads and pipes) for four or more dwellings.

Find out more and tell us what you think

Submissions are open until Friday 23 September 2022. Find detailed information on the proposed changes and how they will apply to your property at tauranga.govt.nz/housing-supply and tell us what you think.

If you don't have a computer, head over to your local library to use one there for free, or look through the printed information we have available.

Need help making your submission?

If you would like some guidance to lodge a submission, talk to our 'Friend of the submitter'. The friend of the submitter is an independent planner who can advise you on the submission process and how you might present your views in a submission. This free service is provided by the Ministry for the Environment to help the public participate in this plan change. Email PlanChange33@resourceplanning.nz to set up a time to talk.

Any questions?

If you have questions about how these changes may apply to your property, please contact the city planning team on city.plan@tauranga.govt.nz or 07 577 7000.



Tauranga City