

25 November 2022

Carey Maree Bryant

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RD 7

ROTORUA 3097

Dear Sir/Madam

**Proposed Plan Change 33 (Enabling housing supply) to the Tauranga City Plan
Submissions related to Mount North area, and call for further submissions**

Tauranga City Council is currently consulting on Plan Change 33 (Enabling housing supply) which proposes changes to the city plan to make it easier for people to build different types of homes in our city, including multi-storey buildings.

We wrote to property owners across Tauranga in August 2022 to explain these changes and how they would apply to people's properties, and we called for submissions on the proposed changes.

Through this process we received a number of submissions relating to the Mount North area including submissions requesting that we enable additional height (four or more storeys – up to 16m) in the Mount North area. The original proposal for this area was for three storeys (up to 11m) – aligned with the Government's new Medium Density Residential Standards.

We wanted you to be aware of these submissions as they relate to the area you live in, and let you know that the further submissions process is open from Monday 28 November 2022 – more information on this below.

In response to the submissions received, Tauranga City Council will be undertaking further assessment of the Mount North area to consider where development of four or more storeys (apartments) could be enabled, if at all. A map of the review area is included overleaf. This will be presented as part of the hearings process to assist on decisions on the proposed plan change. Keep an eye out for further information from us early next year when we seek feedback on this, and on what investment and initiatives we would need to support higher density housing in the area (e.g. social infrastructure, open space, transport).

Making a further submission

In this part of the process you can comment on someone else's submission, in support or opposition, if you meet the requirements described below.

The summary of submissions, along with all original submissions and a further submission form are available online at www.tauranga.govt.nz/housing-supply and on paper at your local library. Also available online and in libraries is the public notice as published in the Weekend Sun on Friday, 25 November 2022 and Bay of Plenty Times on Saturday, 26 November 2022.

Further submissions open on Monday, 28 November 2022 and must be received by 5pm on Friday, 9 December 2022.

You can make a further submission online at www.tauranga.govt.nz/housing-supply, via email to city.plan@tauranga.govt.nz or on paper posted to:

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

Further submission requirements

The easiest way to make a further submission is to use the online form on our website, or a print submission form available from one of our libraries. If you choose to send your feedback via free-form letter or email instead, please note that your further submission should be in the format of Form 6 of the Resource Management (Forms, Fees and Procedure) Regulations 2003.

A further submission is limited to a matter in support of or opposition to an original submission. Your further submission cannot extend the scope of an original submission or raise new submission points. Under clause 8 of Schedule 1 of the RMA, further submissions can only be made by:

- persons who are representing a relevant aspect of the public interest,
- persons who have an interest in the proposed policy statement or plan that is greater than the interest the general public has, or
- the council itself.

Your submission should identify which of these categories you consider you fall within and the reasons why.

Copies of further submissions **must** also be sent to the person who made the original submission within five (5) working days of the further submission being lodged with council. This is the further submitter's responsibility, **not** council's.

Need help making your further submission?

If you are unsure whether you can make a further submission or would like some guidance to lodge a further submission, you can contact our 'Friend of the submitter'. The friend of the submitter is an independent planner who can advise you on the further submission process and how you might present your views in a further 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.

If you would like to speak to a Tauranga City Council City Planning team member directly about Plan Change 33, email us at city.plan@tauranga.govt.nz.

Yours faithfully



Janine Speedy

Team Leader: City Planning