10 November 2020

Scott Trevor Glover
19 CLEMENTS STREET
OTAHUHU
AUCKLAND 1062

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 242B WAIHI ROAD, you have been identified as likely to have an interest in the changes proposed for the following reasons.

- 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 this 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, 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, emailed to 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.

Yours sincerely



Janine Speedy
**Team Leader: City Planning**