



**Record of
Council Workshop meeting
Monday, 29 April 2024**

Workshop record



Tauranga City

Date of workshop: 29 April 2024 – 2.05 pm

Subject: Plan Change 33

Presenter: Janine Speedy, Team Leader: City Planning

Attendees: Commission Chair Anne Tolley, Commissioners Shadrach Rolleston, Bill Wasley and Stephen Selwood

Apologies: Nil

Staff Attendees: Ashlee Peters, Brent Musk and Manasi Vaidya

External

Key Points

- Presentation points noted an outline from the Independent Hearings Panel
- Council are not permitted to consider any additional information that had not been before the Panel.
- Council can accept or reject recommendations with reasons needing to be provided for any rejections.
- A decision was needed at the 20 May 2024 Council meeting.
- Six key recommendations made by the Panel differed from the Council Officers recommendations.

Discussion in the workshop

- What happens if the Commissioners had different reasoning in accepting the recommendations put forward by the Independent Panel. This would need to be checked in terms of legal advice, as it may have implications further down the track making that decision.
- Vibration alert layer relied on expert evidence. The reasoning was the same but a difference in the distance measured from the designation boundary (60m vs 100m). Also the same was the carriageway width (3.5m vs 4.0m) for private ways.
- Mount Maunganui height limits were very different between the Panel and Council officers. The Panel recommendation was different from the Council's position so it was hard to make that alignment on the reasoning.
- Pukehinahina – Council officer recommended that the protection of the viewshaft should be considered through a separate plan change. Progressing a view shaft through this process is not truly protecting a view shaft.
- All other recommendations, reasoning and purpose were the same as Councils.

Things to investigate further:

- Provide information on the height of the Twin towers by Mauao and the apartment complex adjacent to Blake Park to be able to better understand the height in metres.
- The implications of the Mount Maunganui North and CBD on housing supply numbers and the obligation of the urban development policy. Understanding the numbers was critical.
- Enabled what the difference was with what the Council had been notified and what the Council had recommended.
- Janine noted that the city centre was to recommend an increase of 16m which was approximately 4 stories with the panel recommending that height is only limited by the flight path which is 48.7metres (approx. 13 stories) which provided more capacity being enabled.
- Mount North provided more certainty on the development capacity as the assessment was undertaken by centre – with each centre zone an individual development assessment was undertaken. The capacity also takes into account the feasibility, the reality of people willing to sell and what they were going to build on it. There could be 110 dwellings side by side or 180 if these were vertical. 110 was feasible and what was expected to be delivered.

Next Steps

- Advice would be sought before making a decision that was not from staff to ensure separation was clear for the public as the change needed to be carried out in a comprehensive and open way and be seen to not being influenced by staff.
- 20 May 2024 Council meeting for Council to make decisions on the IHP recommendations.

The Council Workshop closed at 2.32 pm.