

To whom it may concern

RE: 10 Hinau Street – Enabling Housing Supply Changes

Tauranga City Council are currently preparing a plan change to implement the requirements of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. Council is required to notify the plan change to implement the Amendment Act by 20 August 2022.

The Amendment Act amongst other things:

- (a) Requires Medium Density Residential Standards to be enabled in all residential zones.
- (b) Requires the city plan to enable within and adjacent to neighbourhood centre zones, local centre zones and town centre zones (or equivalent), building heights and density of urban form commensurate with the level of commercial activities and community services.
- (c) Allows consideration to be given to areas of the City where building heights and density above the Medium Density Residential Standards, may require moderation due to significant matters. **NOTE:** such matters cannot be used to prohibit intensification.

Table 1 below sets out the current City Plan provisions and the Medium Density Residential Standards that must be applied as of 20 August 2022. **The Medium Density Residential Standards will have legal effect on 20 August 2022.**

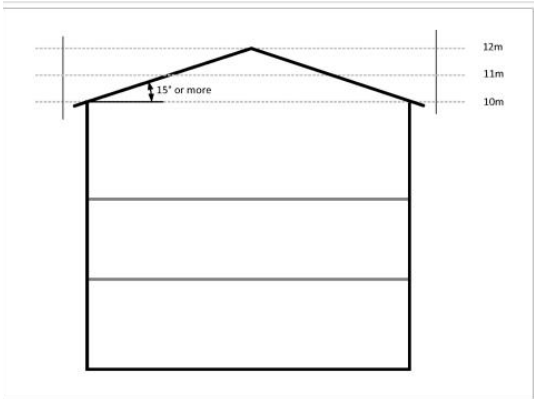
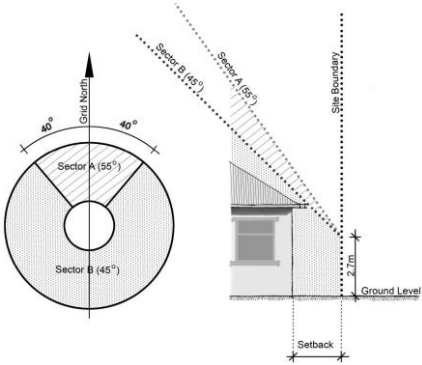
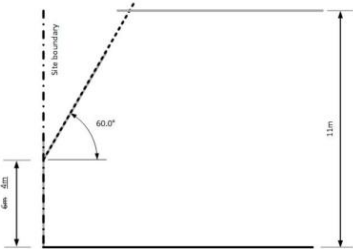
Council is still considering how additional height and density (above the MDRS enabled heights) is to be applied as set out in (b) above. The methodology for assessment was endorsed by the Commissioners on 16 May 2022. Significant landscape and cultural values require consideration in Mount Maunganui.

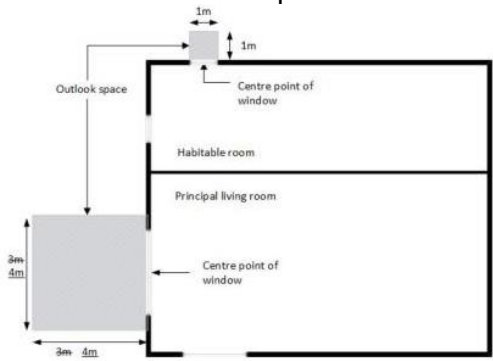
Any height and density amendments above the Medium Density Residential Standards will be subject to submissions and a hearings panel. There is no opportunity for Environment Court appeals through this process.

Additional Information relating to the Plan Change can be found online, via the below link

<https://www.tauranga.govt.nz/council/council-documents/tauranga-city-plan/proposed-plan-changes/changing-the-city-plan-to-enable-housing-supply>

Table 1: City Plan Provisions vs Medium Density Residential Standards

Standard	High Density Residential Zone	Medium Density Residential Standards
Density	1 dwelling per 100m ² of gross site area.	No minimum lot size, up to three dwellings a Permitted Activity.
Height	9metres, with permitted intrusions.	<p>11metres, except that 50% of a building's roof in elevation measured vertically from the junction between the wall and roof may exceed this height by 1 metre, where the entire roof slopes 15° or more.</p> 
Height in relation to boundary	 <p>STEPS TO DETERMINE OVERSHADOWING ANGLE:</p> <ol style="list-style-type: none"> Align indicator circle with grid north on the site plan. Place outside of indicator circle to the inside of site boundary on site plan. Read off the sector applicable to that boundary (determined by where the site boundary is at a tangent to the indicator circle). Repeat the process for each boundary, excluding any road boundary. <p>Notes: Where the tangent is on the border of two sectors of the indicator circle, the lesser angle (i.e. 45°) shall be used</p>	<p>Buildings must not project beyond a 60 recession plan measured from a point 4metres vertically above ground.</p> 
Setbacks	<ul style="list-style-type: none"> - 3metres from front boundary. - 1.5metres from side and rear boundaries. 	<ul style="list-style-type: none"> - 1.5metres from front boundary. - 1metres from side and rear boundaries.
Building Coverage	No building coverage rule.	Maximum building coverage must not exceed 50% of the net site area. NOTE: TCC do not propose to apply this rule to the High Density Residential Zone.

Outdoor living space	No outdoor living rule.	<ul style="list-style-type: none"> - Ground floor at least 20m² which has no dimension less than 3metres. - Above ground 8m² and has a minimum dimension of 1.8metres. - Outdoor living space must be accessible from the residential unit. - May be group by area in one communally accessible location.
Outlook space	No outlook space rule.	<ul style="list-style-type: none"> - Principle living room must have a outlook space with a minimum dimension of 4m in depth and width. - All other habitable rooms must have a outlook space with a minimum dimension of 1m in depth and width. 
Windows to street	No windows to street rule.	Must have a minimum of 20% of the street-facing façade in glazing (windows or doors).
Landscaped area	No landscaped area rule.	Minimum of 20% landscaped area with plants or grass for each residential unit, which may be located anywhere on the site.
Non-compliances	Non-compliances on height and density is a Discretionary Activity.	Any non-compliances to be considered a Restricted Discretionary Activity.