

Planners Report 16

Variation 1: Lifestyle Zones and Minden Structure Plan Area

Lifestyle Section – Activity Performance Standards Various and New

1.0 Background

- 1.1 There were a number of submission points received on activity performance standards which were not proposed for change as a part of this Variation.
- 1.2 This report groups these together along with a single request for a new activity performance standard.

2.0 Issues

- 2.1 Nine submission points and a further submission point were received requesting amendments to the activity performance standards as described above.
- 2.2 The main issues raised by submitters can be summarised as follows:

16A.4.1 (b) – Daylighting

- 2.2.1 One submitter opposes the “provided that” clause allowing daylighting angles to be encroached by written approval from the adjoining owners and developers because they feel rural openness will be compromised. Their solution is to require resource consent for any daylighting encroachments.

16A.4.1 (d) – Accommodation Facilities

- 2.2.2 One submitter has sought changes to the standards for accommodation facilities. They want to raise the permitted number of occupants from 4 to 10 people, and to permit kitchens.

16A.4.1 (f) – Minor Dwellings

- 2.2.3** Two submitters have sought changes to the standards for minor dwellings. They want to increase the 20m distance from main dwellings to 100m and to remove the 50% financial contribution.

16A.4.1 (g) – More than One Dwelling Per Lot

- 2.2.4** Tauranga City Council has requested that 16A.4.1 (g) be amended so that there is a clear limit of 97 additional dwellings before they become Non-Complying.

Landscape - New Permitted Activity Performance Standards

- 2.2.5** One submitter has asked for landscape performance standards to be added to protect the Minden plateau and slopes from further development. The submitter seeks standards for earthworks and reflectivity that have been adopted for the Tauranga Harbour and Wairoa River.

3.0 Options

3.1 Option 1

- 3.1.1** Amend Rule 16A.4.1 (b) by removing the “provided that clause” and require resource consent for any daylighting encroachments.

3.2 Option 2

- 3.2.1** Amend Rule 16A.4.1 (d) by raising the permitted number of occupants in from 4 to 10 people and permitting kitchens.

3.3 Option 3

- 3.3.1** Amend Rule 16A.4.1 (f) by increasing the 20m distance from main dwellings to 100m and by removing the 50% financial contribution.

3.4 Option 4

- 3.4.1** Amend Rule 16A.4.1 (g) by stating a clear limit of 97 additional dwellings.

3.5 Option 5

- 3.5.1 Add new activity performance standards for earthworks and reflectivity (to apply to the Minden plateau and slopes).

4.0 Discussion

4.1 Option 1 - Daylighting

- 4.1.1 Compliance with yards (10m for dwellings) already indirectly ensures that daylighting requirements are met as well. In addition, lot sizes also help to avoid any possible conflicts of this nature. The likelihood of daylighting encroachments are therefore low, hence are any real threats of rural openness being compromised.

4.2 Option 2 - Accommodation Facilities

- 4.2.1 The standards for accommodation facilities are the same in the Lifestyle Zone as for the Residential, Future Urban, Rural-Residential and Rural Zones. The reasons for limiting occupancy numbers and not allowing kitchens have been established under the District Plan Review. No reasons have been given for why different standards should apply to the Lifestyle Zones.
- 4.2.2 Any further review of these standards should be subject to a separate Plan Change.

4.3 Option 3 - Minor Dwellings

- 4.3.1 As above, the standards for minor dwellings have also been made consistent across these zones. The only exception being that the 20m distance from the principal dwelling is not required in the Residential Zone.
- 4.3.2 Again, any further review of these standards should be subject to a separate Plan Change.

4.4 Option 4 - More than One Dwelling Per Lot

- 4.4.1 This request has been discussed and given reason for in Report 12 – Activity Lists (Option 3). The recommendation was to have no set limit and instead make additional dwellings Discretionary Activities subject to assessment of effects on the roading network.

4.5 Option 5 – Add new earthworks and reflectivity performance standards

- 4.5.1 The reflectivity and earthworks controls adopted for the Tauranga Harbour and Wairoa River are part of a unique set of

permitted activity standards developed especially for those landscapes only.

- 4.5.2** Applying the same permitted activities to other Significant Landscapes at this stage is premature and would be best considered as part of a wider landscape review.

5.0 Recommendation

5.1 That no changes are made to the Activity Performance Standards above.

5.2 The following submissions are therefore:

5.3 Rejected

Submission	Point Number	Name
29	8, 9, 10	Cobb, Ray & Michelle
38	13, 16	Gravit, Jo
30	8	McCulley, Shirley
FS 89	11	NZ Transport Agency Supports 9.5
66	4	Sobye, Deidre
9	5	Tauranga City Council