

SUBMISSION ON PLAN CHANGE 35 TO THE TAURANGA CITY PLAN

TO: Tauranga City Council

SUBMISSION ON: Plan Change 35 to the Tauranga City Plan (Tauriko Business Estate Stage 4)

SUBMITTER: URBAN TASKFORCE FOR TAURANGA (“**UTF**”)

C/: Collier Consultants
PO Box 14371
Tauranga Mail Centre
Tauranga 3143
Attention: Aaron Collier

Scope of submission

1. The matters in Plan Change 35 that this submission relates to, are as set out in the submission below.

Nature of submission

2. The nature of our submission is that the UTF supports Plan Change 35 with some minor amendments/deletions to address matters raised in our submission.

Reasons for submission

3. The Urban Task Force for Tauranga (“**UTF**”) is incorporated as a Society with its purpose being to represent its members who are property professionals and funders, developers, Iwi and Hapu, and owners and managers of properties in the Bay of Plenty. The UTF seeks to provide strong and informed leadership to Local Authorities, promote and foster productive local networks around property, and to advocate for the property industry by making submissions to both Central and Local Government.
4. Tauranga has experienced significant growth pressure in recent decades. Our community is facing unprecedented challenges because in the past leaders have seen growth as a problem rather than an opportunity. The intent of UTF is to focus on the opportunities presented by growth and to unlock these opportunities by working collaboratively and innovatively across Government, Local Government and the private sector.
5. UTF advocates for connected thinking, connected planning, connected governments and strong leadership. UTF’s submission is primarily focused on ensuring that Plan Change 35 be effective in achieving the urgent rezoning of further business land at Tauriko to provide for the economic wellbeing of Tauranga and future business and employment opportunities.

6. UTF supports Plan change 35 which will promote further employment land to assist with the current and projected business land capacity shortage.
7. UTF provides reasons it supports Plan Change 35 and respective changes sought to the provisions, which are set out in the attached table.

Decision sought

8. The decision UTF seeks from the Council is that Plan Change 35 be approved with:
 - (a) Minor amendments to address matters raised in UTFs submission.
 - (b) such further other relief or other consequential amendments as considered appropriate and necessary to address the matters set out in the submission.
9. UTF wish to be heard in support of their submission.
10. UTF would not gain an advantage in trade competition through their submission.
11. If others make a similar submission, UTF are prepared to consider presenting a joint case with them at any hearing.

SCOTT ADAMS

CHAIRMAN

Date: 8 April 2024

Address for Service:

URBAN TASKFORCE FOR TAURANGA (UTF)

C/: Collier Consultants

PO Box 14371

Tauranga Mail Centre

Tauranga 3143

Attention: Aaron Collier

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Plan Section	Support/Oppose	Reasons	We seek the following decision
Planning maps - Extent of Rezoning	Support	UTF support the extent of rezoning shown on the planning maps as the rezoning gives effect to the Bay of Plenty Regional Policy Statement, and the Smartgrowth Strategy.	We seek that the planning maps be adopted as notified.
Stormwater Management within Tauriko Business Estate Stage 4 (Various objectives, policies and rules)	Oppose in part	There are various proposed policies and plan standards (including rules and consent notices) requiring compliance with Regional Council Stormwater consents and their requirements. These matters are inappropriate in a District Plan	We seek that all plan provisions relating to compliance with Regional Council discharge consents and their conditions be removed from throughout the Plan Change.