

Planners Report 25

Variation 1: Lifestyle Zones and Minden Structure Plan Area

Lifestyle Section – Matters of Discretion

16A.6.4 – Discretionary and Non-Complying Activities – General

1.0 Background

- 1.1 The report responds to those submission points made to the Matters of Discretion for Discretionary and Non-Complying Activities in 16A.6.4. These general matters provide a framework on which to assess the appropriateness of Discretionary and unanticipated activities within the Lifestyle Zones.

2.0 Issues

- 2.1 Two submission points and one further submission point was received on these Matters of Discretion.
- 2.2 The issues raised by submitters are as follows:

16A.6.4 (c) Traffic Generation

- 2.2.1 Tauranga City Council would prefer to have 16A.6.4 (c) strengthened to give greater weight to cumulative effects of traffic generation on the road network east of the Minden area.
- 2.2.2 New Zealand Transport Agency (NZTA) made a further submission in support of this point.

16A.6.4 (f) Visual amenity provided by the rural environment

- 2.2.3 One submitter has asked that the reference to “rural environment” in this rule be replaced by “lifestyle environment”, because the environment is evolving and to an extent, is already lifestyle.

3.0 Options

3.1 Option 1

- 3.1.1 Retain 16A.6.4 - Matters of Discretion for Discretionary and Non-Complying Activities as notified.

3.2 Option 2

- 3.2.1 Amend Rule 16A.6.4 (c) by replacing the words "impact on roading" with the following;

"Effects on the road network, particularly the State Highway and connector roads feeding the State Highway in Bethlehem."

3.3 Option 3

- 3.3.1 Amend 16A.6.4 (f) by deleting the word "rural" (environment) and replacing it with the word "lifestyle" (environment).

4.0 Discussion

4.1 Option 1 – Retaining the Matters of Discretion as notified.

- 4.1.1 Only two points have been challenged as addressed under the following two options. Otherwise these Matters of discretion can be retained as notified.

4.2 Option 2 – Traffic Generation

- 4.2.1 The existing wording "impact on roading" is general and fails to identify specific roading issues that need to be addressed.

- 4.2.2 In the case of the Minden Lifestyle Zone, it is the impact of traffic generation on the strategic roading network which is the primary roading issue that needs to be considered when assessing developments over and above that permitted or controlled in the zone (i.e. anticipated for that network). There will in turn be effects on connections to the strategic roading network as well, as raised by TCC.

- 4.2.3 Expanding on the wording would assist with the interpretation of the rule and allow staff to focus on the issues that need to be considered. The wording suggested by Tauranga City Council and supported by NZTA relates only the Minden Lifestyle Zone, so may unintentionally remove (or appear to remove) roading considerations from other Lifestyle Zones.

4.3 Option 3 – Visual Amenity of the Lifestyle Zones.

- 4.3.1 The submitter has argued that the amenity of these Lifestyle Zones is provided by what is now a lifestyle environment rather

than rural environment, and therefore should be reflected in 16A.6.4 (f).

- 4.3.2** Alternatively, it could be argued that because these zones are being created from and are still essentially rural zones (in terms of their existing nature) then it is actually the rural environment which provides the amenity for these new zones. A recommendation could go either way depending on view point.

5.0 Recommendation

- 5.1** That the Matters of Discretion for Discretionary and Non-Complying Activities in Rule 16A.6.4 are retained as notified subject to the amendment below;

- 5.2** That Rule 16A.6.4 (c) (first bullet point) is amended as follows;

(c) Traffic Generation

—~~Impact on roading;~~

- Effects on the local and strategic roading networks (for the Minden Lifestyle Zone this includes effects on the connector roads feeding State Highway 2 in Bethlehem).

- 5.3** The following submissions are therefore:

5.4 Accepted in Part

Submission	Point Number	Name
FS 89	9	NZ Transport Agency Supports 9.4
9	4	Tauranga City Council

5.5 Rejected

Submission	Point Number	Name
49	45	Surveying Services

6.0 Reasons

6.1 Option 1

- 6.1.1** The Matters of Discretion should be retained as notified other than in response to Option 2.

6.2 Option 2

- 6.2.1** The recommendation for Option 2 is for the wording from Tauranga City Council to be adopted however modified to ensure that effects on the roading network are still considered for all Lifestyle Zones.

6.3 Option 3

- 6.3.1** Option 3 is not recommended because the Lifestyle Zones are still primarily rural in nature. The amenity of the Lifestyle Zones will depend to a large extent on the retention of existing amenity values of the rural environment.