

**Attachment A: Tauranga City Council Intensification Planning Instrument - Accepted recommendations with reasons and alterations**

Accepted recommendation	Reasons for accepting
<p><b>Matter A</b></p> <p><b>Tauranga City Council’s recommendation:</b></p> <ul style="list-style-type: none"> <li>a. upzone and increase the notified height from MDRS (11 metres plus 1 metre) to 22 metres for the residential land within 400 metres walkable catchment of the town centre, and 16 metres for the residential land within 400-800 metres walkable catchment of the town centre</li> <li>b. increase the notified permitted activity height limit from 12 metres to 22 metres within the commercial centre.</li> </ul>	<p><i>Council’s alternative recommendation would better give effect to the National Policy Statement on Urban Development, by providing greater development capacity and enabling the Mount Maunganui North area to change over time in response to the diverse and changing needs of people, communities, and future generations while enabling management of identified cultural landscape, coastal environment, natural character, outstanding natural features and landscape values.</i></p>
<p><b>Matter B</b></p> <p><b>Independent Hearings Panel’s recommendation:</b></p> <p>Remove the 16-metre permitted activity height limit over Area F in the City Centre Zone and make consequential changes to the maps in Chapter 17 and relevant provisions of the Tauranga City Plan.</p>	<p><i>I consider the Independent Hearing Panel’s recommendation would better give effect to the National Policy Statement on Urban Development, would better achieve a well-functioning urban environment, and better enable as much development capacity as possible. I consider the proposed 16-metre height limit, together with the proposed policies and matters of discretion relating to Area F would not enable as much development capacity as possible in the City Centre Zone.</i></p>