Appendix 1: Summary of Decisions Requested

TAURANGA CITY COUNCIL

OPERATIVE CITY PLAN

Proposed Private Plan Change 40

Mount Maunganui Golf Club Incorporated Rezoning

Summary of Decisions Requested Report

September 2026

About this report

The report is made up of summaries of the decisions requested in submissions and further submissions. The report is not intended to be a summary of submissions in their entirety and does not include reasons for the request or other supporting material included in the submissions.

How to read the summary of decisions requested report

The summary is ordered by topic areas. Each submission has been allocated a number, and each submission point has a unique number.

Example: Submission 15.3

- 15 is the submitter number
- 3 is the submission point number

Each further submission is attached to the primary submission point. Further submissions are identified as a ‘FS’ and the further submission number. Below the further submission number is the primary submission number in (round brackets).

The summary identifies whether each submission point supports (Support), seeks amendments (Amend), or opposes (Oppose).

The summary identifies whether the council officer recommendation is to accept, accept in part or reject the submission or further submission point. It is intended that for a fulsome understanding of council officer’s recommendations, the summary should be read in conjunction with the relevant section of the section 42A hearings report.

Summary of Decisions Requested to the Operative Tauranga City Plan - Proposed Private Plan Change 40

Name	Sub ID & Point No.	Position	Summary	Council Officer's Recommendation
General				
Joss Hooker	1.1	Oppose	PROVIDE an assessment of the maximum foreseeable effects of the full development potential enabled by the proposed zoning.	Accept in part
Joss Hooker	FS 27.1 (1.1)	Support	ACCEPT submission point 1.1 AND PROVIDE an assessment to determine if mitigation for infrastructure, natural hazards and amenity for surrounding areas has been carried out on the full development potential.	Accept in part
Joss Hooker	1.2	Oppose	AMEND to ensure the same areas are shown in Figures 2, 3 and 7 of the section 32 report.	Accept in part
Zoe Brown	2.1	Oppose	PROVIDE an assessment of the maximum foreseeable effects of the full development potential enabled by the proposed zoning.	Accept in part
Joss Hooker	1.3	Oppose	PROVIDE an assessment on what the zoning enables.	Accept in part
Joss Hooker	FS 27.2 (1.3)	Support	ACCEPT submission point 1.3 AND PROVIDE an assessment to determine if mitigation has been provided for what the zone enables for natural hazards and amenity for surrounding areas.	Accept in part
Joss Hooker	1.4	Oppose	PROVIDE further information AND if the information does not satisfy the comment/question then to REJECT the proposal.	Accept in part
Joss Hooker	FS 27.3 (1.4)	Support	ACCEPT submission point 1.4 AND PROVIDE a golf ball trajectory assessment for the current or future environment and include a plan for how this hazard can be managed for unforeseen environment changes.	Reject
Zoe Brown	2.2	Oppose	AMEND to ensure the same areas are shown in Figures 2, 3 and 7 of the section 32 report.	Accept in part
Zoe Brown	2.3	Oppose	PROVIDE an assessment on what the zoning enables.	Accept in part
Zoe Brown	2.4	Oppose	PROVIDE further information	Accept in part

Name	Sub ID & Point No.	Position	Summary	Council Officer's Recommendation
			AND if the information does not satisfy the comment/question then to REJECT the proposal.	
Celine Holmes	3.2	Oppose	REJECT Plan Change 40 AND RETAIN the land as open space associated with the Mount Maunganui Golf Club.	Reject
Jenni Carden	4.1	Oppose	REJECT the proposed private plan zoning change.	Reject
Jennifer Taplin	5.2	Oppose	REJECT the rezoning application AND PROVIDE for enhancement of the golf course without the loss of green space to housing.	Reject
Keryn Hawkes	6.4	Oppose	PROVIDE for Council to note that Mount Maunganui Golf Club have not consulted in good faith with affected parties and have unjustifiably attempted to coerce residents to support this application.	Accept in part
Keryn Hawkes	6.5	Oppose	PROVIDE for Council staff to be highly vigilant in their analysis and verification of all information in the application.	Accept in part
Lynne Hansen	7.1	Oppose	REJECT the proposed development for a medium density residential development.	Reject
Douglas Leigh	8.1	Oppose	REJECT the Plan Change application.	Reject
William Winchester	9.1	Support	RETAIN Plan Change 40.	Reject
Bryn Williams	10.1	Support	No specific decision requested, but submission supports Plan Change 40 as it provides for additional housing, implements the Course Concept Master Plan and contributes to the sustainable future of the club.	Accept
Peter Crombie	11.1	Support	No specific decision requested, but submission supports Plan Change 40 to help secure the golf club's long-term viability and implementation of the club's master plan, support additional housing and have minimal adverse effects on neighbouring properties, traffic, and infrastructure.	Accept
Marie Bunyan	12.1	Not Stated	No specific decision requested, but submission supports the rezoning application to future-proof the club without imposing significant costs on members, provide additional housing where is sufficient capacity in the roading network.	Accept
Sue Scahill	13.1	Support	RETAIN the Plan Change.	Accept

Name	Sub ID & Point No.	Position	Summary	Council Officer's Recommendation
Victoria Kjestrup	14.1	Not Stated	RETAIN the Plan Change.	Accept
Terry Mooney	15.1	Support	RETAIN the Plan Change.	Accept
Anna Rutten	16.1	Oppose	PROVIDE an assessment of the maximum foreseeable effects of the full development potential enabled by the proposed zoning.	Accept in part
Grace Wade	17.1	Oppose	PROVIDE an assessment of the maximum foreseeable effects of the full development potential enabled by the proposed zoning.	Accept in part
Anna Rutten	16.2	Oppose	AMEND to ensure the same areas are shown in Figures 2, 3 and 7 of the section 32 report.	Accept in part
Anna Rutten	16.3	Oppose	PROVIDE an assessment on what the zoning enables.	Accept in part
Anna Rutten	16.4	Oppose	PROVIDE further information AND if the information does not satisfy the comment/question then to REJECT the proposal.	Accept in part
Grace Wade	17.2	Oppose	AMEND to ensure the same areas are shown in Figures 2, 3 and 7 of the section 32 report.	Accept in part
Grace Wade	17.3	Oppose	PROVIDE an assessment on what the zoning enables.	Accept in part
Grace Wade	17.4	Oppose	PROVIDE further information AND if the information does not satisfy the comment/question then to REJECT the proposal.	Accept in part
Gillian & Jude Lees & Cameron	18.1	Support	No specific decision requested. However, the submission supports the plan to benefit the community in years to come.	Accept
Mount Maunganui Intermediate	19.1	Amend	No specific decision requested. However, the submitter notes that given their responsibility to provide a safe, healthy and functional learning environment, they have several concerns they seek to be addressed through the planning process.	Reject
Barry Brown	20.1	Support	RETAIN Plan Change 40 AND any consequential amendment necessary to give effect to the submission.	Accept
Matt Tustin	21.1	Support	RETAIN the rezoning of the land.	Accept
Campbell Izzard	22.1	Support	RETAIN Private Plan Change 40.	Accept

Name	Sub ID & Point No.	Position	Summary	Council Officer's Recommendation
Outdoor Access Commission, Herenga a Nuku	23.1	Amend	AMEND to better allow for future and current needs in relation to public access and a public access network.	Reject
Sue Scahill	FS 28.1 (23.1)	Oppose	REJECT submission point 23.1.	Accept
Outdoor Access Commission, Herenga a Nuku	23.2*	Amend	Submitter specifically requests that Council allows for a walkway and cycleway from the end of Fairway Avenue, through to Mount Maunganui Intermediate School to improve safe access for students and the wider community.	Reject
Sue Scahill	FS 28.2 (23.2)	Oppose	REJECT submission point 23.2.	Accept
Andrew Markman	24.1	Oppose	No specific decision requested, however, the submission considers the rezoning should be considered through council's growth strategies, rather than an isolated private plan change process.	Reject
Andrew Markman	24.2	Oppose	REJECT Plan Change 40.	Reject
Peter Cooney	25.1	Support	RETAIN Plan Change 40 AND any consequential amendment necessary to give effect to the submission.	Accept
Bay of Plenty Golf	26.1	Support	RETAIN Plan Change 40 AND any consequential amendment necessary to give effect to the submission.	Accept
Natural Hazards				
Keryn Hawkes	6.3	Oppose	REJECT the proposed zoning unless Mount Maunganui Golf Club can provide improved stormwater management into the drains at the existing end of Fairway Avenue.	Reject
Mount Maunganui Intermediate	19.2	Amend	AMEND to include sufficient earthworks and flood storage controls so that any reconfiguration will not increase: Stormwater runoff onto school land; Flooding frequency or severity; Ponding of water along boundaries; or any other adverse effects on the school's operations and infrastructure.	Reject

* Following receipt of submissions, submission point 23.3 was identified as duplicating the relief sought in submission point 23.2. For the purposes of assessment and reporting, the duplicated submission point (23.3) has been consolidated with submission point 23.2. Further submissions received in relation to the duplicated submission point have been summarised against submission point 23.2.

Name	Sub ID & Point No.	Position	Summary	Council Officer's Recommendation
Mount Maunganui Intermediate	19.3	Amend	PROVIDE a detailed stormwater and flood management assessment demonstrating that development will achieve no adverse effects on neighbouring properties, including Mount Maunganui Intermediate School.	Reject
Mount Maunganui Intermediate	19.4	Amend	PROVIDE appropriate monitoring, design certification and maintenance requirements to ensure the long-term performance of the proposed stormwater infrastructure.	Reject
Traffic and Transport				
Keryn Hawkes	6.2	Oppose	REJECT the proposed zoning unless improved traffic management can be provided on Fairway Avenue by Mount Maunganui Golf Club.	Reject
Lynne Hansen	7.2	Oppose	PROVIDE road widening and road improvements if permission is granted for this Medium Density Housing Development.	Reject
Terry Mooney	15.2	Support	AMEND parking restrictions on Fairway Avenue by extending the no parking lines exiting Fairway Avenue to the right.	Reject
Open Space and Green Space				
Celine Holmes	3.1	Oppose	PROVIDE a comprehensive assessment of the loss of recreational land against current and future community needs.	Accept in part
Jennifer Taplin	5.1	Oppose	PROVIDE acknowledgement of the value of the golf course green space.	Accept in part
Keryn Hawkes	6.1	Oppose	REJECT the proposed zoning.	Reject
Joss Hooker	FS 27.4 (6.1)	Support	ACCEPT submission point 6.4 AND REJECT the proposed rezoning.	Reject
Mount Maunganui Intermediate	19.1	Amend	AMEND to include requirements within the plan change relating to landscaping that: Retains existing boundary vegetation wherever practicable; Provides for appropriate replacement planting where removal is unavoidable; Includes species, planting densities and maturity standards appropriate to achieving an effective screening function; Ensure replacement planting is established as early as possible; and includes ongoing maintenance and replacement obligations.	Reject
Reverse Sensitivity				
Keryn Hawkes	6.6	Oppose	REJECT the proposed zoning unless the risk of reverse sensitivity can be mitigated.	Reject

Name	Sub ID & Point No.	Position	Summary	Council Officer's Recommendation
Mount Maunganui Intermediate	19.5	Amend	PROVIDE ongoing engagement with the future developer regarding the effects of construction such as noise, dust, traffic and pedestrian safety.	Reject
Mount Maunganui Intermediate	19.6	Amend	PROVIDE recognition that the Mount Maunganui Intermediate School is an established activity, and that future residents should reasonably expect to experience the associated effects of being located adjacent to an intermediate school.	Accept in part
Mount Maunganui Intermediate	19.7	Amend	AMEND to ensure the plan change and any subsequent development approvals include appropriate measures to manage reverse sensitivity effects.	Reject