

City Centre Zone



Overview

The current District Plan treats Tauranga's City Centre area in a similar way to other commercial areas in the city.

Business and community feedback has indicated to Council that the City Centre should have its own zone in the City Plan, with specific policies and rules. This is reflected in the new City Plan.



Current Rules

- The City Centre is currently zoned as 'Commercial Business'.
- The 'Pedestrian Environment Street' concept is applied to inner city streets to provide basic public amenity, like verandahs, at ground level.
- City Centre parking standards apply.
- Building heights are controlled.



Key Changes Proposed

- A new City Centre Zone has been created. The objectives and policies for this zone acknowledge the role of the city centre in relation to the rest of the city and sub-region and will guide future investment and development in the city centre.
- A new set of rules focus on street level public amenity when a new development is proposed and through block pedestrian links.
- Maximum building heights have been increased along the Strand and edges of the city centre. The 'core' area of the inner city remains the same (49 metres above mean sea level).
- Sunlight protection rules apply on sites fronting the northern side of Mid City Mall, Wharf Street Masonic Park and Harington Street, as these are key public spaces.
- Building height and location along the waterfront area is linked directly to the Waterfront Master Plan.



Reason for the Change

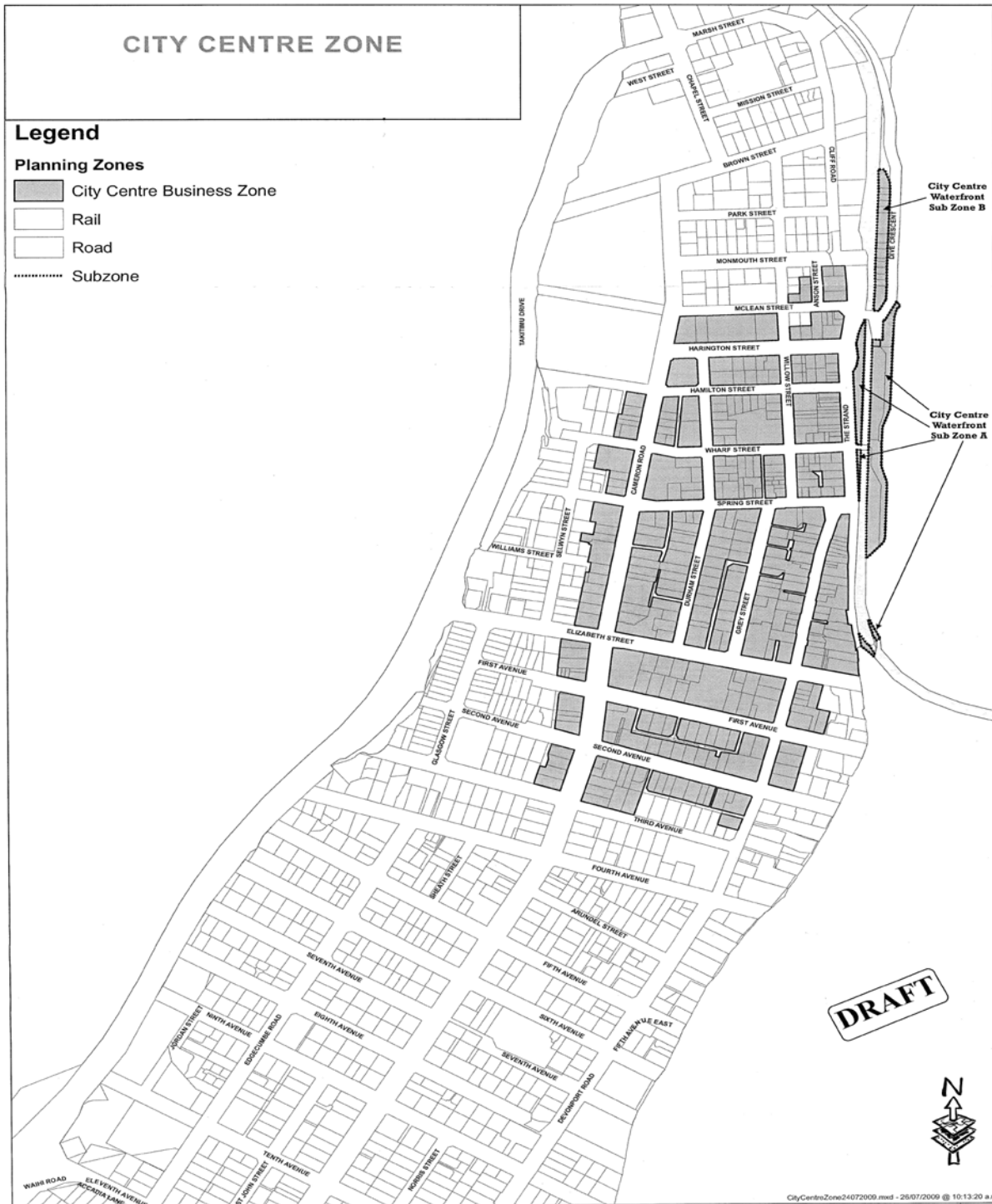
The new zone and associated planning provisions aim to send a clear message that the Tauranga City Centre is a unique commercial, retail, civic and community area within the Western Bay.

The resources within the city centre need to be managed so that existing and future generations are able to live, work and play in an attractive and vibrant place.

The new City Centre zone aims to provide planning certainty for development while protecting and providing for public spaces and amenities.

(see detailed image over page)





Key Contact

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