

City of Tauranga District Plan Review
Rural Activity Zones – Issues and Options

Rural Activity Zone – Number of houses permitted per title	
Issue Summary	The Western Bay of Plenty is an area that has some of the most versatile productive soils in New Zealand. It is important to ensure that these can continue to be used for production.
Introduction	Currently rules within the District Plan for the Rural Activity Zone provide for each rural zoned title to have two houses built on it – this was to provide for housing for the owner and a rural farm worker.
Identification of Issues	<p>On very small titles this can diminish the productive use of the land and leads to pressure for subdivision around the two houses with the potential for two more new houses to be built on each new title with an increasing impact on productive uses and pressure for further subdivision.</p> <p>The City's rural landscape also provides an important visual amenity to the City. This is also potentially threatened by further fragmentation and development of land parcels for residential uses.</p>
Description of some options	<p>One option is to change the number of houses permitted on a rural zoned title.</p> <p>This could include removing the ability to have two houses on already small titles, such as titles that are below the minimum subdivision size of 2 hectares. The provision for two houses on a large title might be retained where the use and size of the title might need an on site worker as well as the owner.</p> <p>Providing for only one house per title means that people would have to apply for resource consent to have more than one house.</p> <p>In addition Council is considering an option of making the consideration of visual amenity impacts a matter to be addressed as part of any rural subdivision.</p> <p>OR</p> <p>You may consider there is a better option to address this issue, or you may wish to make comments on how issues relating to the productive use of versatile soils and number of houses permitted on rural titles could be dealt with through the District Plan Review.</p>
Relevant technical information	<p>The current District Plan Chapter 21 Rural Activity Zones can be viewed at: www.tauranga.govt.nz</p> <p>Issues relating to impacts on productive versatile soils are also considered as part of SmartGrowth (the Subregional Growth Strategy) particularly Section 7.2.6 Rural Issues. The strategy can be viewed at www.smartgrowthbop.org.nz</p>

Key Contact

If you require any further detail on this issue, or any other matter to do with this matter please contact:

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