

Chapter 16 – Rural Zone Provisions



Overview

The main purpose of the Rural Zone is to provide for a range of primary production activities. In addition, this zone contributes to an open green backdrop to City's intensive urban areas and the Tauranga Harbour.



Current Rules

- Minimum subdivision size of 2 hectares (with an average of 4 hectares).
- Currently two houses are permitted on a rural property (intended for workers accommodation).
- Some Rural zoned land has been identified as future urban growth areas post 2021.
- Two independent dwelling units are permitted on a multiple owned Maori land parcel.



Key Changes Proposed

- Retain the minimum subdivision size of 2 hectares (with an average of 4 hectares). Changes are proposed however to the activity status of subdivisions that fail to comply with these sizes.
- One house and a small secondary dwelling (located close to the existing dwelling) to be permitted on a rural properties. Any other dwellings will be at Council's discretion.
- Redevelopment of identified 'future urban growth areas' is not likely, or provided for, until 2021 and after further planning is completed. These lands will remain part of the Rural Zone.
- Provide for Papakainga development on Multiple Owned Maori Land (subject to a minimum site size, site plan and conditions to ensure impacts on rural production activities and rural character, amenity and landscape are addressed).
- Provision for three areas of Papakainga development in the Matapihi Peninsula has been made in accordance with the outcomes of the Matapihi Land Use Study. Therefore above provisions do not apply to the Matapihi Peninsula area.



Reason for the Change

- To ensure impacts on production activities and the rural character, amenity and landscape are managed appropriately now and in the future.
- To recognise the need of tangata whenua to provide housing opportunities for iwi, hapu and whanau on multiple owned land.

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