



# Taurangacityplan

The Tauranga City Plan (formerly known as "The District Plan") provides the rules for how people can build or develop the land they own. This can be land that is residential, commercial or industrial. It also includes rules on other things that are covered by the Resource Management Act - including land-use, hazards, signage, reserves, noise and heritage, etc.

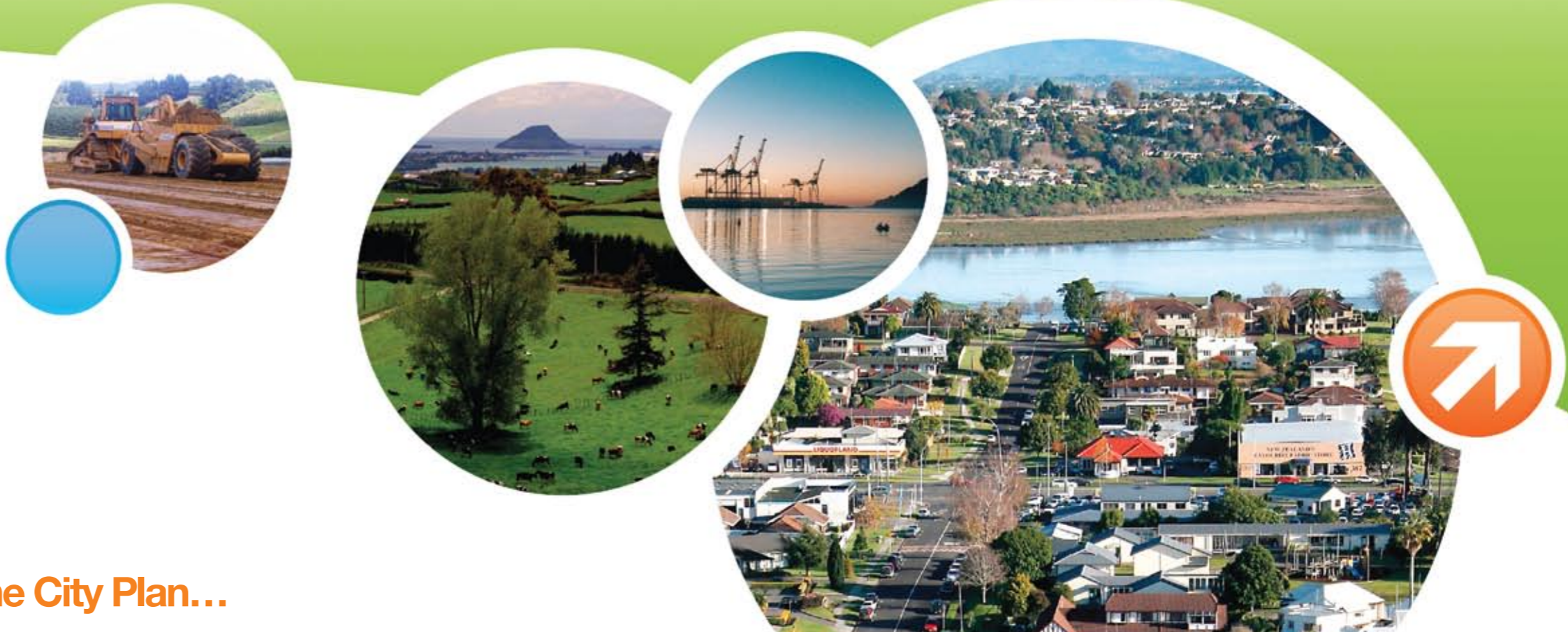
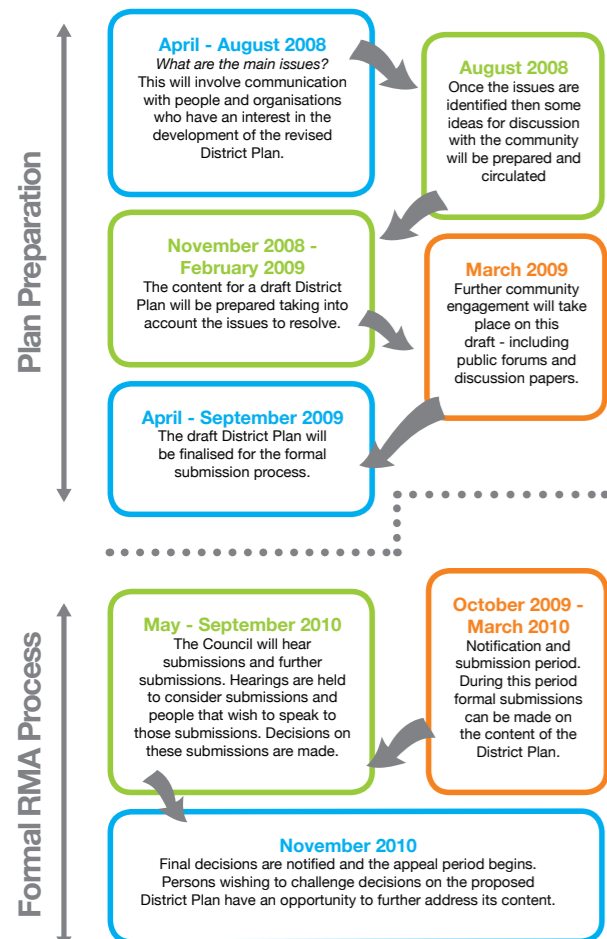
In one way or another The City Plan affects all of us who live in Tauranga City.

Some of the main changes being put forward in the new Plan are outlined in this advertisement. If any of things are of interest to you, you can find out more by:

- going to the Council's website and typing "City Plan" into the search box
- viewing The City Plan in libraries and/or our council offices
- calling us and getting a copy of The City Plan on a cd (hard copies can be obtained but there is a cost for these).

The process from here is outlined below. Most of the changes to rules in the City Plan have no legal effect until decisions on the Proposed City Plan are made following hearings next year. Rules relating to the protection of heritage, and the protection of flora and fauna, will have effect from Saturday 17 October. Every person that this directly impacts on will be written to advising of the consequences.

## City Plan Review Process



## Some of the changes to the City Plan...

### Bayfair

The main change is to expand the Commercial Zone to the north of the existing boundary of the Bayfair shopping centre (at a distance of approximately five properties).

Specific rules have been drafted to guide any future development.

### Greerton

Some specific sites will change from Residential to Commercial zone.

### City Centre

A new zone has been created called the City Centre Zone. This will allow for taller buildings in some areas, more sunlight protection in others, and increased street level guidance for amenity, ensuring that new development is appropriate.

### Te Reti

Landowners at Te Reti (the junction of Waihi Road and Beaumaris Boulevard) have called for a change in zone from the current Residential Zone to a proposed Commercial Zone. This change is to provide for a future service station and small commercial centre on either side of Beaumaris Boulevard.

### Matapihi

New Plan provisions will provide for papakainga development on three sites on the Matapihi peninsula.

### City Living

The City Living Zone provides for higher density residential living around the city centre. This includes building heights, densities, bulk, scale, orientation and open space allowable.

The sites around The Elms remain as 9 metre height areas and Suburban Residential Zone.

Mixed Use areas offices and health centres can also be developed on the ground floor only but must have residential activity above.

Much more detailed information is available on the 'City Living' changes if you would like to see it - please check out the "City Living" information on our website or call us on 577 7000.

### Welcome Bay

There is not much land available for commercial development in Welcome Bay. The proposed change is to include the current Presbyterian Church site (260 Welcome Bay Road) within the Commercial Zone.

### Baypark

The current zoning (Industrial Business) does not reflect the actual use of the site. A new zone (Special Use Zone) has been created to provide for the operation of Baypark.

Note: this provides only a very brief overview of the changes proposed. It is not a full list of chapters in the Plan. If you want to know more then please let us know and we can send you fact sheets on each chapter, or a cd with the full details.

## Open Days

This advertisement only highlights some of the changes proposed. If you want to know more and have questions then you are more than welcome to attend one of our open days. They are open for several hours so you can come at a time that suits you.

Public information will be on display (including full documents and large scale maps), and staff will be available to provide clarification for people on a one-to-one basis. These public open days are scheduled as follows:

Tauranga City Council - Customer Service Centre 91 Willow Street	St Mary's Church Girven Road, Bayfair Mount Maunganui	Greerton Community Hall 1263 Cameron Road Greerton
Thursday, 22 October 2009 4.00 - 7.00pm	Thursday, 29 October 2009 4.00 - 7.00pm	Tuesday, 27 October 2009 4.00 - 7.00pm

Note: None of the changes proposed in this City Plan take affect until final decisions are made next year. Except for chapters 5 & 7 and some earth works rules.

### Residential Zone

The Suburban Residential Zone (Residential Zone A) is the largest residential zone in the City and provides for suburban style living.

The current rules allow almost the entire section to be covered by buildings.

Some changes...

The area for building a house will be 325m<sup>2</sup> nett ('right of ways' will not be counted into the site as per current rules)

Site coverage of 45% to ensure there is a balance of open space and buildings.

An area of 50m<sup>2</sup> on every site (with a minimum dimension of 4m by 3m) to be provided to ensure there is a useable area for outdoor activities.

### Rural/Residential

Amend to allow for one 'main' house and one small 'secondary' house (maximum 80m<sup>2</sup>).

Buildings to only cover 30% of a lot to ensure any residential activity is still of a 'rural residential' nature.

Small scale home-based businesses and rural production still provided for - any other non-residential activity to be considered by Council.

### Noise, Lighting, Signage, Temporary Activities and Permitted Building Intrusions

Some changes...

A new temporary activity provision will be included for the Strand / Waterfront area.

Sign standards for non-residential activities in the residential zone have been reduced by 0.5m<sup>2</sup>.

Zone specific and Port noise provisions have been amended to meet NZ standards.

Construction noise restrictions have been introduced for the downtown Mount area over the Christmas period.

Permitted building intrusions will provide for rainwater tanks and solar panels.

### Hungahungatoroa Marae, Rural Marae Community Zone

Changes here will provide for 50 houses within the Hungahungatoroa Zone as a permitted activity. Currently resource consent is required for this many houses.

### Outstanding Natural Features

The identified Outstanding Natural Features and Landscapes are defined as:

- Tauranga Harbour margin and estuaries (including Rangataua Bay, Waimapu and Matua Saltmarshes)
- Mauao
- Hopukiorie (Mt Drury), Moturiki Island and Motuotau Island
- Mangatawa
- Coastal Dunelands (in part)
- Otamataha.

Specific rules will apply for development in these areas.

### Viewshafts

Specific views to important landscape elements will be considered if a development is within one of these areas and above the normal height anticipated.

### Preserving Natural Character

There are some building setback requirements introduced around the important ecological areas of the City.

### Trees

Some changes...

The number of protected trees will reduce from 1760 to a total of 247 'notable' trees and 21 'heritage' trees. Any work undertaken on these, other than minor pruning, will still require resource consent.

### Earthworks

Some controls over the amount of earthworks that can be undertaken in all areas, with a limit of 700m<sup>3</sup> on a residential site or less in areas of heritage significance.

### Flood prone areas

There is an overall reduction in areas identified as being subject to flooding from storm surges across the City, however some areas (not previously identified in the current District Plan), are now considered subject to possible harbour inundation.

### Heritage

The City Plan introduces categories for built heritage (buildings and structures) to recognise their significance. It also specifies sites of significance to tangata whenua and significant archaeological sites.

### Papakainga

Provision is made for the development of multiple owned Maori land for housing and community purposes Rural Zone.

## Contacting us and making a submission

Details of the Proposed City Plan can be viewed at Council's Willow Street Customer Service Centre, Tauranga City public libraries (during normal office hours), or on Council's website [www.taurangacityplan.govt.nz](http://www.taurangacityplan.govt.nz) Submission forms are available from these locations.

You can also get a copy of the submission form off our website, or by calling us and we will post you one

Any person may make a submission on the Proposed City Plan. You may do so by sending a written submission to:

**Group Manager:**  
City Directions, Tauranga City Council, Private Bag 12022, Tauranga 3143

The closing day for submissions is Tuesday, 15 December 2009.