

Chapter 17 – Commercial

Welcome Bay Commercial Zone

Through the review of the current District Plan, Council has undertaken a detailed assessment of the amount and location of commercial land available within the City.



Overview

- There is not enough commercial land in the Welcome Bay area, nor is there much land available for commercial development in Welcome Bay.
- Council has identified 260 Welcome Bay Road (the current Presbyterian Church site) as a site which should be protected for potential future commercial development.
- Council seeks to include the current Presbyterian Church site (260 Welcome Bay Road) within the Commercial Zone.
- Although included in the Commercial Zone, commercial use for this land would be a decision of the landowner at a later date, and may not eventuate.



Current Rules

- The land is within the Residential Zone. Any expansion or changes to the Church are more difficult than they would be under commercial zoning.



Key Changes Proposed

- To include this land within the Commercial Zone – providing for larger building (height) than permitted in the current Residential A Zone, modifications to the church and/or commercial development of this land.
- Rules have been drafted to guide any future development, covering issues such as building height, building setbacks, and how the frontage of the site should be treated if redeveloped.



Reason for the Change

- To provide sufficient land for commercial use and meet the needs of the Welcome Bay residents into the future.
- This land is well positioned to support the existing shopping centre and provide for changes to the Church building should this ever be intended.

(see detailed image over page)

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