

Chapter 14 – Residential

Zoning of 150 Seventeenth Avenue



Overview

- 150 Seventeenth Ave is 4.3706 hectares of land (zoned Recreation A) located opposite the Historic Village and at the rear of the Tauranga Hospital.
- It is unusual for land to be zoned Recreation when held in private ownership.
- Within the current Recreation A Zone, the use of this land is constrained to public recreation purposes.



Current Rules

- Current rules for development are essentially the same as those that apply to public parks and reserves.



Key Changes Proposed

- Change zone to Residential A (allows one dwelling per 325m² of land).
- Also allow for the development of a health centre (up to 2000m²), and potential for carparking associated with the Tauranga Hospital.
- Specific rules have been drafted to consider neighbouring properties and the Kopurerua Valley.



Reason for the Change

- The current Recreation Zone is not the most efficient use for this land.
- Residential A zoning (with a limited commercial component) is considered more suitable.

(see detailed image over page)

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