

City Living Zone

Overview

The population of Tauranga is increasing.

Increasing housing densities in and around areas close to centres with commercial, and community activity, like the city centre, will help accommodate some of this population growth.

Residential density can be changed through redevelopment of sites using different building styles, such as multi-unit and multi-level buildings.

Following a series of community meetings in 2008 a new City Living Zone has been created that covers the current residential areas directly north (McLean to Brown Streets), west (Selwyn Street), and south of the Tauranga city centre to 8th Avenue.

Current Rules

- City Centre zoning (Residential Zone A) is the same as the residential zone found throughout the rest of the city. It is not focused on promoting medium density housing.

Key Changes Proposed

- A building height of 13 metres (sites opposite the Tauranga Domain up to 19 metres). This increases from 9m generally or 12m in the Special Height Policy Zone.
- A 1:200m² per unit density for sites of all sizes in City Living zone. A bonus density of 1:130m² per unit will apply for sites of 1050m² and larger (to encourage amalgamation of sites). This decreases from 1:325m² unit density under current zoning.
- On site planning controls also apply to influence the size, scale and orientation of buildings, and percentage of open space within a development.
- Daylighting rules try to balance neighbouring site amenity with medium density housing building form.
- In City Living Mixed Use areas offices and health centres can also be developed on the ground floor only but must have residential activity above,
- The sites around The Elms remain 9 metre height areas and Suburban Residential zone.
- The eastern side of Edgecumbe Road is included in the City Living zone.

Reason for the Change

- Increasing housing densities in and around the city centre, will help accommodate the projected population growth.
- A new City Living Zone will provide the planning basis for this change.

Key Contact

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Resource Management Act 1991 Public Notice of Proposed Tauranga City Plan: Review of District Plan

The Tauranga City Council has prepared the Proposed Tauranga City Plan.

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. Submission forms are also available from these locations.

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, at 4.00pm.**

Submission forms are also available from the above locations. These must be dated and signed by you and include the following information:

1. Name, postal address and telephone number
2. The specific provisions of the Proposed City Plan to which the submission relates
3. Details of the submission
4. The decision sought from Council by the submission
5. Whether you wish to be heard at a hearing
6. Whether you are prepared to present a joint case at a hearing

Submissions may be submitted to the Council by post, fax, email (submissions@tauranga.govt.nz) or by hand. Council wishes to receive only one original of each submission.

Public information displays where staff will be available to provide clarification for people on a one-to-one basis are scheduled as follows:

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

Following the closing date of submissions Council will prepare a summary of all submissions received which will be publicly notified. Further submissions will then be sought in response to the original submissions followed by scheduled public hearings of submissions. Council will then issue its decision on each submission including reasons for accepting or rejecting submissions. Any person who made a submission has a right to appeal the Council's decision to the Environment Court. The Council has resolved that the purpose of clause 86E(1) of the Resource Management Act 1991, the provisions of the Proposed City Plan relating to the protection of areas of significant indigenous vegetation, the protection of significant habitats of indigenous fauna, and the protection of historic heritage, as contained within Chapters 5 and 7 of the Proposed City Plan, are identified as having immediate effect from the date of notification. This includes the earthworks provisions of Chapter 4 referenced from Chapters 5 and 7.

Stephen Town - Chief Executive