

City of Tauranga District Plan Review
Rural Activity Zones – Issues and Options

Rural Activity Zones – Rural Marae Community Zone and Papakainga on Maori Owned Rural Zoned Land.	
Issue Summary	Rural Marae Community Zoning provides for marae and marae related activities in rural areas including some housing. Are the current provisions in need of any review?
Introduction	<p>The Rural Marae Community Zones are located around existing rural marae.</p> <p>The Zone provides for Marae based activities including whareniui (meeting houses), wharekai, whareumu, pataka, (dining halls and associated buildings), where hauora (health centres), offices and up to and including 10 dwellings as well as primary production activities.</p> <p>Over 10 and up to 30 dwellings are provided for as a limited discretionary activity. (The Ngati Hangarau Rural Marae Community Zone has provision for up to 50 dwellings as a limited discretionary activity).</p>
Identification of Issues	There has been feedback that this zone does not address all housing issues faced by Maori and there is a need to consider the provision of housing developments (papakainga) on other blocks of Maori land. Currently these are largely zoned rural and subject to the two house only provisions. This would restrict the development of papakainga. However the rural nature and use of rural zoned land may be impacted on if these housing developments are provided for on a wide scale.
Description of some options	<p>One option is to maintain the status quo with regard to this type of development.</p> <p>OR</p> <p>You may consider there is a better option to address this issue, or you may wish to make comments on how issues relating to Rural Marae Community Zones, demand for housing on Maori owned Rural zoned land, could be dealt with through the District Plan Review.</p>
Relevant technical information	<p>The current District Plan Chapter 21 Rural Activity Zones can be viewed at: www.tauranga.govt.nz</p> <p>Issue relating to Maori Land and its development are also considered by SmartGrowth particularly Section 7.2.8. This can be viewed at: www.smartgrowthbop.org.nz</p>

Key contact

If you require any further detail on this issue, or any other matter to do with the Rural Activity Zones please contact:

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