

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

Rural Activity Zone – Subdivision lot sizes	
Issue Summary	The Western Bay of Plenty is an area that has some of the most versatile productive soils in New Zealand. It is important to ensure that these can continue to be used for production.
Introduction	<p>Currently rules within the District Plan for the Rural Activity Zone require subdivision of rural zoned land to create lots of an average of 4 hectares and a minimum of two hectares.</p> <p>In addition there is provision in the Plan for subdivision lots around existing houses and around features such as indigenous bush etc which “reward” the subdivider with an additional “lifestyle” lot.</p>
Identification of Issues	<p>A high percentage (74%) of the city’s rural zone lots are already less than 2 hectares in size and many already be more in the nature of rural residential activities or provide capacity for these uses.</p> <p>Much of the City’s rural land adjoins rurally zoned land in the Western Bay of Plenty District. In the past there has been a close match between the provisions for rural land, particularly around subdivision, in the City and the District.</p> <p>As part of their review of their District Plan the Western Bay of Plenty District Council are potentially reconsidering their subdivision provisions such as whether these do in fact ensure the productive use of land.</p> <p>If these do change it may increase the pressure on rural zoned land in the City to provide for rural residential opportunities with impacts on the City’s rural zone.</p>
Description of some options	<p>One option is for Council to liaise with Western Bay of Plenty District Council to keep abreast of changes to the WBOPDC rural zoning and any impacts on the City’s rural areas.</p> <p>There is potential for both plans to have the same rural zone provisions.</p> <p>Council will also be undertaking a preliminary land uses survey of rural zoned land in the City and as assessment of the costs and benefits of any rural rezoning to provide for rural residential opportunities. This would include consideration of the potential impacts on the City’s services including roads of such a change.</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 the subdivision of rural land could be dealt with through the District Plan Review.</p>

<p>Relevant technical information</p>	<p>The current District Plan Chapter 21 Rural Activity Zones can be viewed at: www.tauranga.govt.nz</p> <p>Issues relating to impacts on productive versatile soils are also considered as part of SmartGrowth (the Subregional Growth Strategy) particularly Section 7.2.6 Rural Issues. The strategy can be viewed at: www.smartgrowthbop.org.nz</p> <p>Issues and Options being considered by the Western Bay of Plenty District Council can be found at: www.wbopdc.govt.nz</p>
<p>Key Contact</p>	<p>If you require any further detail on this issue, or any other matter to do with the Rural Activity Zones please contact:</p> <p>Karen Marjoribanks Planner: Environment email:</p> <p>ddi: 07 577 7172</p> <p>or visit www.taurangadistrictplan.govt.nz</p>