

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

Rural Activity Zone – “Future Urban” land	
Issue Summary	<p>Some areas of currently zoned rural land have been identified as being within future urban limits through Proposed Plan Change No.2 to the Regional Policy Statement.</p> <p>What uses should take place on such land and how will these be managed so as not to impact on the future urban development process?</p>
Introduction	<p>Some areas of rurally zoned lands within the City have been identified as being future urban areas, (particularly for residential development), in SmartGrowth and in Proposed Change No 2 to the Regional Policy Statement.</p> <p>The urbanisation of these lands is broken into two timeframes – before 2021 and after 2021.</p>
Identification of Issues	<p>Land identified as being required before 2021 will need to be rezoned, planned and services and infrastructure developed for in the next decade. These areas are in North West Bethlehem, Hastings Road.</p> <p>In the case of land which is not identified as being needed for urban growth till after 2021 there may be pressure to subdivide up into smaller urban residential type allotments and land uses on the basis the land will be urban in the future anyway.</p> <p>However such ad hoc development may cause difficulty in the redevelopment of land into urban areas particularly for residential development, in the future and lead to pressure for urban development ahead of the planned staging and infrastructure development as set out in SmartGrowth.</p>
Description of some options	<p>Council are considering zoning land which is to be developed before 2021 “Future Urban” and placing controls on the interim subdivision and use of this land as well as commencing structure planning of servicing and overall urban design of such areas as part of the Review.</p> <p>It is currently proposed that land not required till after 2021 will remain rural with clear objectives and policies that this land will continue to be utilised for rural activities.</p> <p>Land within future urban limits that is not suitable for development for urban, particularly residential, use now or in the future will be reconfirmed as Rural Zone</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 land that has been identified as required in the future for urban growth areas 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:</p> <p>www.tauranga.govt.nz</p> <p>Issues relating to the provision of urban growth areas is also addressed through SmartGrowth particularly Section 7.2 Enhanced Lifestyles. This can be viewed at:</p> <p>www.smartgrowthbop.org.nz</p> <p>Future urban growth areas and their location and timing is set out in Proposed Change No 2 to the Regional Policy Statement. This can be viewed at:</p> <p>www.ebop.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>