



PROPOSED Taurangacityplan

(FORMERLY KNOWN AS THE DISTRICT PLAN)

Introduction

The Proposed City Plan provides the basis for sustainable management of the natural and physical resources of Tauranga City. The Plan sets out the environmental objectives, the guiding policies, and legal rules for how people can build or develop the land they own. It also includes rules on other things that are covered by the Resource Management Act 1991 including land use, hazards, signage, reserves, noise, heritage and other matters.



This summary sheet outlines a brief background of the plan and the key changes that have been made in each Chapter.

Why has the District Plan been renamed the City Plan?

In 2004 Tauranga's population reached 100,000 people and became a "city". The name change reflects that Tauranga is no longer a "district".

District Plan vs City Plan: which one do we use?

While this appeal period and process is in place it means that there will be two plans that need to be considered: The Operative District Plan and the Proposed City Plan. This means that provisions in both plans may be relevant.

Ask for help: If you are not sure which parts of which plan to use, then speak to the planning staff at Council about your proposal and they can help.

City Plan Review: TIMELINE

Over the last few years Council has been reviewing its Operative District Plan. This means that all of the Chapters included in the Plan were looked at and in most cases changed in some way so that the plan is relevant and appropriate for today's environment.



OCTOBER 2009:

These changes were notified. This meant that people could make submissions as to whether or not they supported the proposed changes.



MARCH – NOVEMBER 2010:

Submission hearings were held



26 MARCH 2011:

Public notification of Proposed City Plan.

What happens now?

Appeals

Now that decisions have been released and submitters have been notified, we enter an 'appeal period'. This means that any party who made a submission that is unhappy with the Council decision(s) can appeal to the Environment Court. Information on the appeal process is also available on the Ministry for the Environment website www.mfe.govt.nz. At this stage, we cannot say how long this period will take because it depends on the number of appeals, length of trials etc.





Key changes

The following information outlines a brief description of each chapter and the key changes that have been made. Please note that it does not include ALL changes.

To have a look at these, visit www.taurangacityplan.govt.nz



Chapters 1 – 3.

Overview and Definitions

sets the requirements for the Plan, and covers the wider issues that need to be considered when developing a new Plan, such as economic, environmental and cultural issues. Chapter 3 outlines all the definitions associated with each Chapter.

Chapter 4.

General Rules

sets out city-wide rules relating to transportation, noise, earthworks, events and signage.

Transportation

Key changes include:

- Identifying and protecting key strategic roads
- Supporting alternative modes of transport and providing for the reduction of on site parking subject to meeting specific criteria
- Removing the activity based parking requirements in the Tauranga CBD in favour of a flat rate parking requirement.

Earthworks

Key changes include:

- A move away from controlling activities through threshold volumes
- Introduction of erosion and sediment control measures
- Introduction of volume restrictions within landforms sensitive to change (e.g. flood prone areas).

Signage

There have been little changes, however provision has been made to provide more flexible signage rules for schools.

Temporary Activities

Key changes include:

- Time allowed for caravans to remain on a residential site is reduced from 6 months to 3 months.
- Ability for temporary activities to occur along the Tauranga CBD waterfront and the Mount Maunganui main beach providing specific conditions are met.

Permitted Intrusions

The permitted intrusions provisions provide for greater design flexibility without impacting on surrounding developments. These provisions also recognise the Port and Airport operations ensuring that these activities can continue to operate on a day to day basis.

Key changes include:

- Providing for a wider scope for more design flexibility on developments.



Chapter 5. Natural Environment

introduces issues concerning the City's natural environment including biodiversity, climate change, and ecosystems.

The Natural Environment provisions identify and protect the City's key areas of habitat. These areas generally are located around the margins of rivers, streams, the Tauranga Harbour and along the Open Coast. These areas provide places for bird roosting, minimise erosion and provide a green backdrop to the harbour margin. The provisions of this Chapter were notified in October 2009 and appeals on these matters have been received. No further appeals can be made or received.

Chapter 6. Natural Features and Landscapes

includes outstanding, visual, natural, urban, cultural and heritage landscapes and notable trees. The City has a number of significant landscapes and features that provide amenity to the City, provide backdrops to development or are iconic to the City itself.

The provisions in this chapter identify these key areas and protect them through limiting subdivision and development opportunities.

Notable tree provisions identify and protect key landscape trees throughout the City. Previously there were over 1500+ trees on the notable tree register.

Key changes to the plan include:

- Removing a large number of trees from the register
- The Norfolk Pines along Pilot Bay and the Mount Maunganui / Papamoa coastline will not be protected
- Changing the setback from MHWS from 20m to 15m and providing for minor structures to occur as a permitted activity.

Chapter 7. Heritage

seeks to protect the City's key heritage locations, such as buildings, sites, and places of previous occupation by Maori. The provisions of this Chapter were notified in October 2009 and appeals on these matters have been received. No further appeals can be made or received.

The key changes made were:

- Reduced number and extent of Significant Maori Areas
- Amend the provisions from only relating to earthworks to considering the impacts of all activities on these site
- Removal of the archaeological provisions, as it was felt that these provisions duplicated those of the Historic Places Act. However key historic trees located throughout the City were continue to be protected.

Chapter 8.
Natural Hazards

identifies the City's natural hazards - sea level rise, coastal erosion, flood risk and land stability and includes rules for the avoidance and mitigation (where appropriate) of these hazards.

This chapter puts in place a series of provisions to ensure that developments occurring in and around the coastal and harbour environments are appropriately located and will not be significantly affected by erosion and flooding.

Only minor changes to maps in relation to the flood areas and minor changes to the plan provisions to recognise certain activities could occur in flood areas provide mitigations have been put in place.



Chapter 9.
Hazardous Substances and Contaminated Land

sets out the management methods and rules for controlling the environmental effects of hazardous substances and contaminated land.

The key changes include:

- The inclusion of specific underground petroleum storage systems rules
- Exemptions for certain activities from consideration under the contaminated land rules.

Chapter 10.
Network Utilities and Designations

deals with public works and network utilities and includes a list of designations. This chapter covers three key aspects:

- Utilities
- Provides for a new zone which controls activities underneath the high voltage transmission plan area
- Lists the series of designations throughout the City which enable activities to be provided for, such as Schools outside of the zoning process.

Key changes include:

Network Utilities

Amendments to the rules for the location and size of cell phone towers throughout the City.

High Voltage Transmission Plan Area

- The ability to waive the requirement for resource consent if Transpower New Zealand signs off building consent plans prior to lodgement
- The reduction in the width of the Plan Area corridor across the City in specific locations.

Designations

A number of new key designations have been put in place through the development of the Plan to provide for new development and protect existing infrastructure.



Chapter 11. Financial Contributions

sets out the objectives, policies and rules relating to all financial contributions used within the Plan. Generally speaking these provisions only relate to those parties exempt under the Local Government Act such as Crown (Ministry of Education/ Department of Courts and Ministry of Defence). Only minor changes were made to the Financial Contributions Chapter in relation to submissions received.

Chapter 12. Subdivision, Services and Infrastructure

sets out the management methods for land subdivision throughout the city. The new Plan brings in new assessment requirements to ensure each subdivision is appropriately designed and undertaken. Council's general philosophy on new urban growth areas is that subdivision must meet a target of 15 dwellings per hectare.

Key changes include:

- The identification of density yields required to be delivered within urban growth areas
- Subdivision of secondary independent dwelling units is now provided for as a non-complying activity
- Specific assessment criteria associated with subdivision has also been looked at and provided for.

Chapter 13. Open Space Zones - Conservation areas, sports grounds and parks.

The City has a wide range of open spaces to meet the needs of the community. These open spaces provide for a wide range of recreational activities and provide significant amenity to the City or provide protection of cultural and heritage features. The Plan now provides for a range of other uses not generally expected on reserves. For example, activities include the racecourse, golf course and camping ground sites located throughout the City.

Key changes include:

- Rezoning of Open Coastal Reserve areas used for recreational purposes from Conservation to Passive Open Space
- Identification of key locales within the Open Coast containing built development as Scheduled Sites
- Ensuring that activities generally expected to occur within reserves through Reserve Management Plans are provided for.

Chapter 14.

Residential Zones

relates to the residential areas of the City and contains methods for managing housing development, residential activities and alterations or additions to buildings on residential land. The provisions also includes other uses within residential areas and Marae communities.

Suburban Residential Zone

This residential zone applies to most of the City's residential areas (the Residential A Zone of the Operative District Plan).

Key changes include:

- The introduction of on-site amenity controls, for example maximum site coverage
- Site areas will be calculated in terms of "nett site area" (rights of way will not be counted into the site area)
- Larger sites within the zone have additional development opportunities for shared accommodation facilities for larger non-family situations and for smaller ancillary one to two bedroom dwelling units.
- In new urban growth areas opportunities are provided for some medium density development.

City Living Zone

This is a new urban (rather than suburban) residential zone which enables opportunities for multi unit, multi level development with some mixed use activity in the established residential areas around the Tauranga City Centre. Minor changes have been made to the Plan based upon submissions received however the zone and its urban development intentions have been retained.

High Density Residential Zone

This zone provides for high density development at the western end of Mount Maunganui and for a mix of permanent and visitor accommodation adjacent to the downtown shopping area, the beach harbour and recreational area.

The key changes include changes to height controls and activity status for over-height buildings (with the exception of the High Rise Plan Area for which the current Plan provisions have been retained).





Chapter 17. Commercial Zones

contains the rules for commercial business activity in all commercial areas throughout the City. Commercial areas are generally located in the key built up areas of the City and provide for and service that local community area. This philosophy is continued through the Plan. New areas for commercial use, generally at the local level, have been provided for to enable a greater provision of service to the community.

Key changes include:

- Continuing with the expansion of the Bayfair Shopping Centre
- Provision for expansion of the Bethlehem Shopping map
- Certain areas have been re-zoned from their current zone to Commercial, such as at the bottom of Millers Road and in the new Coast development in Papamoa;
- The new City Centre Zone will support the role and function of the Tauranga city centre within the sub-region, while the new waterfront sub-zone will ensure an activity and events based area is provided for
- A new town centre zone and three neighbourhood centre zones are now provided for as part of the wider Wairakei Growth Area development located in Papamoa East.

Chapter 16. Rural Zones

provides for agricultural and horticultural activities and housing in conjunction with those activities. The Rural zones are generally located on the urban fringe of the City, but also includes areas not suitable for Residential or Rural Residential developments.

Key changes include:

- The limitation of one house per rural site (previously two). Provision is made for a small secondary house for workers/dependent relative accommodation.
- Provision for specific small scale rural service activities such as small packhouses or coolstores.
- The rules relating to artificial crop protection structures have a reduced setback from road boundaries and are exempted from overshadowing provisions. However, they are subject to new provisions relating to colour of cloth used to address glare effects.
- New opportunities are also provided for papakainga development on multiple owned Maori land

Chapter 15. Rural Residential Zones

provides for rural residential opportunities on land within the City which is considered - unsuitable for conventional urban or suburban use, is of limited productive capability and is subject to topographical constraints or inefficient to service.

The zone has not been, and is not intended to be, redeveloped for suburban residential use and no provision has been made for such an activity to occur.

The key changes include the introduction of a maximum site coverage control.

Chapter 18.
Industrial Zones

contains the general methods and rules for industrial business activity (including the Port). No new large Industrial land has been provided for throughout the City. However in existing industrial zone areas, specific provision has been made for new activities - such as the ability for a new Bulky Goods Retail centre in Tauriko. A new Papamoa Employment Zone is now provided for as part of the wider Wairakei Growth Area development located in Papamoa East.



Chapter 19.
Education Centre Zones

contains provisions for certain education facilities in the City that are not owned by the Ministry of Education and cannot be designated. This zone had previously been applied to the Bethlehem College and Faith Bible College and has now been applied to the Rudolf Steiner School and the Tauranga Adventist School. These zones provide for the continued operation and expansion of the schools, though varying controls without the need to continue to gain resource consents.

Only minor fine tune changes have been made to the provisions of these existing and newly zoned areas.

Chapter 20.
The Special Use Zone - Baypark

provides for the existing Baypark and newly constructed Baypark Arena facilities. Previously these sites were controlled by resource consents however given the significant activities and investment within this locale a new zoning approach was seen as appropriate.

Key changes include:

- identifying a new noise monitoring location
- providing for new management techniques on speedway nose and traffic management

Want more information?

Copies of the decisions and associated fact sheets on the Proposed City Plan are available during office hours from:

- Council's Customer Service Centre, 91 Willow Street, Tauranga
- The City's libraries: Tauranga, Greerton, Mount Maunganui, Papamoa
- www.taurangacityplan.govt.nz