

## 5. Residential

### Explanatory Statement

The Western Bay of Plenty District contains a range of sizes and types of settlements. The expansion of the larger growth orientated settlements such as Athenree, Katikati, Omokoroa and Te Puke is provided for. The smaller settlements retain their character by limiting their size.

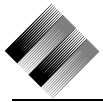
There are acknowledged wastewater disposal problems in parts of the District. In Maketu and in existing residential areas such as Island View/Pios, Tuapiro, Ongare, Te Kauri, Pukehina and Paengaroa, septic tank performance will be monitored. The planned urban expansion of Omokoroa will support a range of housing forms including medium density housing in suitable locations. This will contribute to a need to accommodate anticipated subregional population growth through fully serviced urban areas in a sustainable manner.

The amenity values of residential areas may be adversely affected by activities which generate adverse effects such as parking and congestion problems, odours, noise, or a reduction of sunlight, daylight or privacy. The District's residential areas are characterised by low density, low rise dwellings and low noise levels. Infill development is provided for, subject to mitigating adverse effects and to ease the pressure to expand residential zones onto productive rural land. Provision is made for more medium density development in specially created zones incorporating rules and performance standards to protect amenity values. Objectives, policies and rules regarding general amenity matters are included in Section 13 of this Plan.

Where urban expansion does occur it must make efficient use of resources, whether they be infrastructure or land. Contiguous development achieves this, as well as reducing the amount of interface for rural/urban conflict. Appropriate application of development impact fees will provide an economic incentive for efficient use of land for urban purposes.

A special zone is also provided for settlements associated with community facilities in rural areas. The Maori Community Zones in the Transitional District Plan were essentially settlements located around Marae which are regarded as community facilities for Maori, particularly whanau (extended Maori family). The concept is continued in this District Plan. It is seen as appropriate, in terms of effects, to allow other settlements to be developed in association with other community facilities, such as rural primary schools.

A new zone is provided for these developments and is called a Residential (Rural Community) Zone, except where it is associated with a Marae, it shall be known as a Papakainga Zone and incorporate the name of the respective Marae. In general the Residential Zone rules will apply except that a different level of development standards (roading etc) is provided in recognition of the "low key" rural nature of such settlements.



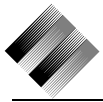
## **5.1 Significant Issues**

- 5.1.1 The adverse effects of urban expansion and/or intensification on the amenity values of residential areas.
- 5.1.2 Non-residential activities such as churches, halls, sports clubs are often intensively used and generate significant noise levels and often street parking and congestion difficulties.
- 5.1.3 The increasing use of homes as a working base can generate adverse effects such as increased traffic generation, carparking and noise.
- 5.1.4 Premature development of rural areas into residential areas can have a displacement effect on existing urban areas resulting in an inefficient utilisation of the urban infrastructure, energy resources and premature loss of the productive potential of the land.
- 5.1.5 Wastewater disposal problems associated with residential development can increase the risk of pollution.
- 5.1.6 Desire for Maori to live on their ancestral land.
- 5.1.7 Appropriate level of services and infrastructure to be provided for multiple housing.
- 5.1.8 There is insufficient capacity within existing settlements (including Tauranga) to physically accommodate the forecast subregional population growth in a sustainable manner.

## **5.2 Objectives and Policies**

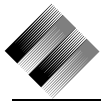
### **5.2.1 Objectives**

1. Protection of the amenity values of residential areas from the adverse effects of activities.
2. Efficient residential/urban expansion into rural areas.
3. Provision for more efficient use of land in areas capable of accommodating a greater intensity and scale of residential development.
4. Avoidance of pollution associated with wastewater disposal difficulties.
5. Provision for the special relationship of Maori with their ancestral land and the associated need for housing.



## 5.2.2 Policies

1. Activities should not have effects which are incompatible with the existing amenity values of the residential environment.
2. Residential/urban expansion should not occur in areas unless they have been identified for future urban development and are contiguous with existing urban/residential areas.
3. Activities involving wastewater disposal should not cause any off site adverse effects.
4. Financial contributions and other consent conditions will be used to assist in avoiding or mitigating potential adverse effects of future subdivision and development.
5. Avoid adverse effects on the residential amenity values within the Omokoroa Structure Plan Stages 1 and 2 areas. The unique amenity values of the new growth areas will be:
  - The vegetative quality within the residential areas, and along Omokoroa Road with boulevard planting.
  - Local residential communities framed by greenways and open space.
  - Optimise the community appreciation of the Tauranga harbour and its coastal margins, three high points and the Omokoroa Golf Course.
  - Residential development in Stage 1 at lower densities featuring generous open space about dwellings with pockets of medium density development in identified areas.
  - A range of transportation links including walkways, cycle ways and minor roads to community and commercial centres, coastal margins, active reserves and the golf course.
  - Open drains, stormwater reserves, swales and roadside planting to maintain or enhance amenity and landscape values of the area
  - Accessible and secure open space
  - High quality urban design, especially within the Stage 2 medium density areas, through the following elements:
    - Passive surveillance of streets by private dwellings
    - Connectivity between public places and nearby private dwellings
    - In Medium density housing areas, careful use of repeating design elements in the exterior façade and roof line as seen from the public street and reserve and the avoidance of vehicles dominating design including, where appropriate, encouraging shared driveways.



6. Urban development within the Omokoroa Stage 2 area shall be compact and staged to promote an efficient uptake of network infrastructure. In achieving compact and efficient form subdivision, use and development shall be timed, scaled and constructed in a manner that promoted achievement of the following development targets:
- (i) The combined minimum gross yield of Residential dwellings over the Stage 2 Structure plan areas shall be 15 independent dwelling units per hectare.
  - (ii) Yields in the Omokoroa Stage 1 and Stage 2 areas shall be as follows:

Omokoroa Structure Plan Stage Name <sup>1</sup>	Target Minimum Yield – Dwellings	Target Total Dwellings In Omokoroa Stage 1 and Stage 2 Structure Plan Areas
Stage 1	2400	2400
Stage 2 Part 1A	594	2994
Stage 2 Part 2A	975	3969
Stage 2 Part 2B	833	4802

7. In Omokoroa Stage 2 land shall be used in a way that avoids, remedies or mitigates adverse effects on riparian and gully areas. Particular regard shall be had to:
- (i) protecting flood carrying, ecological, landscape and amenity qualities.
  - (ii) avoiding development in areas that are prone to instability.
8. Multi unit developments shall maintain and enhance amenity by providing a reasonable mix of single and multi-bedroom dwellings provided that retirement and care-based facilities may provide a greater number of single bedroom units if they include compensatory provision of common floor or open space elsewhere in the facility.
9. Within Te Puke Structure Plan Area 3, subdivision that occurs with safe and efficient vehicular linkages to State Highway 2 from No 3 Road and MacLoughlin Drive.

### 5.3 Residential Zone Rules

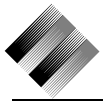
**Note:** Rule 5.6 provides rules for the Omokoroa Structure Plan Areas – Stages 1 & 2.

#### 5.3.1 Permitted Activities

- (a) One dwelling per lot.

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<sup>1</sup> See the structure plan sequencing diagram for definition of these areas.



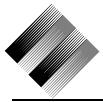
- (b) One minor dwelling in addition to (a) above.
- (c) Activities on reserves as provided for in the Reserves Act 1977.
- (d) Accommodation facilities for a maximum of 4 persons.
- (e) Education facilities for a maximum of 4 persons (excluding staff).
- (f) Home enterprises.
- (g) Public works and network utilities as provided for in Section 17.
- (h) Buildings accessory to the foregoing.
- (i) Existing urupa.

### 5.3.2 Controlled Activities

- (a) Excluding Omokoroa more than one dwelling per lot, subject to a minimum net land area of 350m<sup>2</sup> per dwelling on sewerred lots and 800m<sup>2</sup> on unsewerred lots.
- (b) **Higher density housing in the Katikati Structure Plan Area**  
  
Provided that in the Katikati Structure Plan at Moore Park South in the areas identified for higher density housing the minimum net land area (density) of 300m<sup>2</sup> per dwelling on sewerred lots provided that the parent site shall be greater than 1 hectare in gross area.
- (c) **Waihi Beach Intensive Residential**  
  
Dwellings associated with multi-unit development within the Waihi Beach Intensive Residential Zone provided the parent lot has a minimum lot size of 1400m<sup>2</sup> and a minimum street frontage of 30 metres.
- (d) Higher density housing in Omokoroa (Stage 1) as provided for in 5.6.2(b).
- (e) Subdivision as provided for in 5.3.5(q) and 5.6.2(a).

Except that:

- subdivision in the Residential Zone at Kauri Point and lots within the subdivision known as Pacific Vista at the Northern end of Koutunui Road, Athenree is not provided for.



- Omokoroa Structure Plan Area (see 5.6.2 and 5.6.3 below).
- Rule 5.3.2(f) applies until 1 July 2016 or the upgrading of the intersection of State Highway 2 and No 3 Road (whichever is earlier) for subdivision in Area 3 of the Te Puke Structure Plan.

(f) Subdivision in Area 3 Te Puke Structure Plan

Subdivision in Area 3 of the Te Puke Structure Plan shall be a controlled activity where:

- No more than a total of 100 residential lots in Area 3 have been granted certification under s224(c) Resource Management Act 1991 and the grant of the subdivision application will not increase to more than 100 lots the total number of residential lots in Area 3 capable of contributing vehicle movements; or
- The application and grant of subdivision consent will not result in any increase in traffic accessing State Highway 2 via the No 3 Road intersection, except from 1 July 2016 or where a two-lane roundabout at the intersection of No 3 Road and State Highway 2 is complete (whichever is the earlier).
- Non-compliance with Rule 5.3.2(f) shall be a non-complying activity.

(g) Works and network utilities as provided for in Section 17.

### 5.3.3 Restricted Discretionary Activities

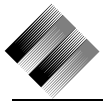
(a) Within Stormwater Management Reserves regardless of whether they are designated the following are Restricted Discretionary Activities:

- the disturbance of soil, natural ground cover and vegetation, or the deposition of refuse, solid or liquid waste, fill or any material
- the diversion or modification of any natural watercourses
- the construction of fences or other barriers, dams, ponds and other stormwater treatment facilities, bridges, sports facilities, dwellings or buildings, playgrounds, pumpstations, sewers, culverts and roadways.
- Walkways/Cycleways.

Except that:

Disturbance of soil, natural ground cover and vegetation associated with activities approved in a reserve management plan prepared under the Reserves Act or Local Government Act 2002 shall be exempt from this requirement.

Council shall limit its discretion to:



- Avoiding, remedying or mitigating the potential adverse effects of the ecological values of the reserves.
- Avoiding, remedying or mitigating the potential for natural hazard events such as flooding ie natural hazards must not be made more severe as the consequence of a proposal.
- Avoiding, remedying or mitigating the adverse effects on public amenity values of the reserves including public walkway/cycleway functions.
- In the Omokoroa Structure Plan area retaining the integrity of the Omokoroa Peninsula Stormwater Management Plan (June 2002) including the efficiency and effectiveness of stormwater infiltration, detention, discharge downstream and discharge to the Tauranga Harbour with particular regard to storm events.

#### 5.3.4 Discretionary Activities

- (a) Places of assembly.
- (b) Accommodation or education facilities for more than 4 persons (excluding staff).
- (c) Hospitals.
- (d) Medical or scientific facilities.
- (e) Dairies no greater than 60m<sup>2</sup> gross floor area.
- (f) Urupa (new sites).
- (g) Works and network utilities as provided for in Section 17.

#### 5.3.5 Activity Performance Standards

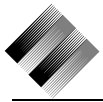
The following performance standards shall be met by all permitted and controlled activities and shall be used as a guide for all other activities. Any permitted activity which fails to comply with any of these standards shall be deemed a discretionary activity for the particular non-compliance.

(a) **Height**

Maximum - 8m.

Except that

Higher density housing locations within the Katikati Structure Plan and Moore Park South – maximum 9m.



(b) **Daylight**

No part of any building shall exceed a height equal to 2 metres plus the shortest horizontal distance between that part of the building and the nearest site boundary except where the site has a boundary with a road in which case this rule shall not apply in respect of that boundary.

Provided that:

a building may exceed the aforementioned height where the written approval of the owner of the immediately adjoining property to a specified greater height is obtained.

(c) **Yards**

(i) Front - 5m.

Except that:

where the yard adjoins a State highway, that yard shall be 10m.

(ii) Tauranga Harbour Landward Edge Protection Yard. For controls on activities up to 40m landward of MHWS around Tauranga Harbour see Section 10.3.

(iii) All Other - 1.5m minimum except for:

- The lots within the subdivision known as Pacific Vista at the northern end of Koutunui Road, Athenree, that yard shall be 5 metres.

Provided that:

a building may be located within and up to a side or rear boundary where the written approval of the owner of the immediately adjoining property to a specified lesser distance is obtained.

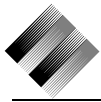
(e) **Standards for Home Enterprises**

(i) shall be conducted within a building floor area not exceeding 25m<sup>2</sup>. Carparks shall be excluded from the maximum area calculation of the activity.

(ii) is carried out by a maximum of 2 persons.

(iii) any advertising shall comply with Section 14.3.1.2.





- (iv) does not involve sales of products other than those produced on the site.
- (v) where a home enterprise involves clients visiting a site there shall be no more than one vehicle associated with the home enterprise and residential activity parked on the adjacent street.

(f) **Standards for Controlled Activities (more than one dwelling per lot)**

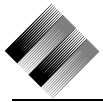
The relevant subdivision standards would apply as if the land was being subdivided with each dwelling site being treated as if a new lot is being created, including the application of Development Impact Fees.

- (g) **Natural Environment** - see Section 9.
- (h) **Landscape** - see Section 10.
- (i) **Heritage** - see Section 11.
- (j) **Natural Hazards** - see Section 12.
- (k) **Noise and Vibration** - See Section 13.2.
- (l) **Storage and Disposal of Solid Waste** - See Section 13.3.
- (m) **Lighting and Welding** - See Section 13.4.
- (n) **Offensive Odours, Effluent Aerosols and Spray Drift** - See Section 13.5.
- (o) **Screening** - See Section 13.6.
- (p) **Signs** - See Section 14.
- (q) **Subdivision and Land Use Development** (see also Section 15).

(i) Minimum net lot size:

- Sewered - 350m<sup>2</sup>
- Unsewered - 800m<sup>2</sup> subject to compliance with 15.3.5.5(d).

Subject to Rule 5.3.2(b) in the higher density housing area at Moore Park South, Katikati, the minimum net lot size will be 300m<sup>2</sup>.



- (ii) For access to Omokoroa Road see 15.3.5.7(b).
- (r) **Development Contributions** - See Section 16.
- (s) **Access, On-Site Parking and Loading**- See Section 18.
- (t) All subdivision use and development in the identified Structure Plan areas shown on Planning Maps, Katikati 1-4, D4, A5, B5, Waihi Beach 1,2, and 3, Island View, Pios Beach and Athenree 1 and 2, and Appendix IX shall provide Stormwater Management Reserves and access thereto, roading and road widening, public reserves, walkways/cycleways and green buffer areas, ecological areas and water and sewage areas as applicable in the general proximity of the locations shown on the Plan. Non-compliance with the Structure Plans will require a resource consent approval for a non-complying activity.
- (u) **Hazardous Substances** - See Section 19.

## 5.4 Residential (Rural Community) Zone/Papakainga Zone Rules

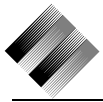
5.4.1 Residential Zone rules shall apply, subject to the following exceptions and criteria:

- (a) Development (subdivision) standards shall be as provided in Section 15.
- (b) Access to the settlement shall be via sealed legal public roads currently maintained by Council.

## 5.5 Intensive Residential Zone (Waihi Beach)

5.5.1 Residential Zone rules shall apply, except for multi-unit development as specifically modified below:

- (a) **Height**
  - (i) The maximum height shall be 10m, except for rooftop elevator and mechanical equipment rooms where the maximum height is 13m.
- (b) **Daylight**
  - (i) No part of any building shall exceed height equal to 2m plus the shortest horizontal distance between that part of the building and the nearest site boundary.



(c) **Yards**

- (i) Front – 5m.
- (ii) All other – 1.5m minimum.
- (iii) All yards shall be planted with a mixture of grass, ground covers, shrubs and trees except where crossed by a driveway or vehicular access.

(d) **Site Coverage**

- (i) No more than 35% of the net site or land area shall be covered by buildings; except where parking is provided below ground level when no more than 50% of the net site or land area shall be covered by buildings.

For the purposes of this rule, “Site Coverage” means that proportion of the net site area which may be covered by buildings. For this purpose “buildings” includes accessory buildings, overhangs and those parts of eaves that are more than one metre from an outside wall, but excludes eaves less than 1 metre wide, pergolas or similar structure of a substantially open nature, and uncovered decks, uncovered terraces, uncovered steps and swimming pools less than 1 metre in height.

(e) **Floor Area Ratio**

- (i) The maximum floor area ratio (FAR) shall be 0.65, except where parking is provided below ground level the maximum Floor Area Ratio is 1.0.

(f) **Outdoor Living Area**

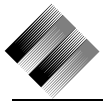
- (i) Each dwelling unit shall be provided with an unenclosed outdoor living area in the form of a balcony, deck, or patio with a minimum area of 10m<sup>2</sup> and a minimum width or depth of 2.0m.

(g) **Subdivision**

- (i) The minimum net lot size for multi-unit residential buildings is 1400m<sup>2</sup> with a minimum street frontage of 30m. This lot may be re-subdivided by way of unit titles, provided the net land area of the body corporate’s permit title is 1400m<sup>2</sup> or greater.

(h) **Landscape**

- (i) A minimum of 15% of the site be planted with a combination of grass, ground covers, shrubs and trees and this shall be maintained on an ongoing basis.



- (ii) A minimum of one specimen tree (size PB150 or greater) per 35m<sup>2</sup> of planted area shall be planted and maintained to best horticultural practice

(i) **Access, On-site Parking and Loading**

- (i) The required parking for apartments, terrace, semi-detached or other multi-dwelling residential buildings shall be:

Activity	Parking Spaces Required
Dwellings (being one household unit) of less than 55m <sup>2</sup>	1 space for each dwelling
Dwellings (being one household unit) of between 55m <sup>2</sup> and 85m <sup>2</sup>	1.5 spaces for each dwelling
Dwellings (being one household unit) of 85m <sup>2</sup> or greater	2 spaces for each dwelling

- (ii) Provision shall be made for on-site manoeuvring.

Note: Where more than one carpark is required, one may be stacked provided it does not interfere with shared access.

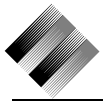
(j) **Common Rubbish and Recycling**

- (i) An enclosed shed or screened area shall be provided in an unobtrusive but easily accessible location for the common storage and retrieval of rubbish and recycling bins.

## 5.6 Residential Zone Rules in the Omokoroa Structure Plan Areas (Stages 1 & 2)

### 5.6.1 Permitted Activities

- (a) One dwelling per lot.
- (b) One minor dwelling in addition to (a) above.
- (c) Activities on reserves as provided for in the Reserves Act 1977.
- (d) Accommodation facilities for a maximum of 4 persons, except within the Omokoroa Stage 2 Structure Plan medium density area.
- (e) Education facilities for a maximum of 4 persons (excluding staff), except within the Omokoroa Stage 2 Structure Plan Medium density area.
- (f) Home enterprises.
- (g) Public works and network utilities as provided for in Section 17.



- (h) Buildings accessory to the foregoing.
- (i) Existing urupa.

Note: Residential activities are a restricted discretionary activity within the Omokoroa medium density area of the Structure Plan.

### 5.6.2 Controlled Activities

- (a) Subdivision in the Omokoroa Structure Plan Stage 1 and Stage 2 conventional residential areas:

Matters over which Council shall exercise control in considering subdivisions in Omokoroa Stage 1 and 2 Structure Plan areas:

- The location of local roads and orientation of allotments to road boundaries to ensure good urban design outcomes,
- The sharing of driveways,
- The provision of easements or alignment of boundaries to facilitate servicing the subject area,
- The timing of the development is in accordance with the sequential development of the urban area as defined on the Structure Plan,
- The provision of access from Lot 2 DPS 312635, Pt Allot 64 Parish Te Puna, Pt Lot 2 58259 to Lot 1 DPS 58259 and Allot 63 Te Puna PSH

**Note:** For access to Omokoroa Road see 15.3.5.7(b).

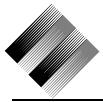
- (b) Higher density housing in the Omokoroa Structure Plan Stage 1 Area.

In the areas identified below for higher density housing in the Omokoroa Structure Plan area, the minimum net land area (density) of 250m<sup>2</sup> per dwelling on sewered lots provided that a parent site shall

- Adjoin gazetted public reserves for active sports use or the Omokoroa Golf Course; or
- Directly adjoin a Stormwater Management Reserve as identified on the Structure Plan that has a width of 50 metres or more; and
- Not adjoin Omokoroa Road; and
- Be greater than 3000m<sup>2</sup> in gross area.

Council shall exercise its control over the following matters:

The bulk and location of the buildings, particularly the length of continuous buildings that are close to boundaries and the provision for steps in the building bulk or the separation of the building.



- (c) Works and network utilities as provided for in Section 17.
- (d) Excluding the Omokoroa Stage 1 (Higher density) and Stage 2 (Medium density) Structure Plan areas, more than one dwelling per lot, subject to a minimum net land area of 350m<sup>2</sup> per dwelling on sewerred lots and 800m<sup>2</sup> on unsewerred lots.

Note: refer to 15.3.5.3(d) for details on earthworks in the Omokoroa Structure Plan Stage 2 area.

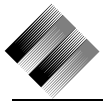
### 5.6.3 Restricted Discretionary Activities

- (a) Medium Density Residential housing in the Omokoroa Stage 2 Structure Plan Area
- (b) Subdivision in the Stage 2 Structure Plan area Medium Density Housing Area. Matters over which Council shall exercise control in considering subdivisions in Omokoroa Stage 1 and 2 Structure Plan areas. See Rule 5.6.2(a).

#### **Assessing restricted discretionary activities within the Omokoroa Stage 2 Structure Plan Area**

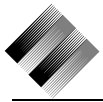
In assessing a restricted discretionary activity within the Medium Residential area Council will limit its discretion to a consideration of and may set conditions on:

1. **Amenity values**, including design features to promote privacy and neighbourhood coherence – such as yards ,height , separation of dwellings and orientation of dwellings;
2. **Aural Privacy** including the noise levels anticipated from the on-site and adjacent land uses and the provision of acoustic treatments, and \
3. **Adequate vehicle** parking and vehicle and pedestrian safety including the location of carparking and manouvering and rubbish and recycling compounds, access for emergency vehicles, location of structures within the site, lighting for amenity and crime prevention without being a nuisance to residents, connections to public walkways/cycle ways;
4. **Open Space character** including on-site landscaping, retention of mature trees, provision of shared driveways and streetscape /access way design, location of structures within the site particularly the set back of garages from the facades of the house;



5. **Building interest and diversity** including detail of doorways & garaging to create visual continuity & cohesion and to reflect a residential character, avoidance of monolithic walling in favour of design that incorporates smaller scale building elements to promote feelings of interest and diversity.  
  
The degree of amalgamation behind shared front walls and / or under a single roof-line;
6. **Building bulk** including height and setback of buildings, fences including daylight between the buildings and other sites;
7. **Building design and materials**, colours including repetition of use of materials and detail of roof pitches, windows, revetment, balconies and recesses;
8. **Building orientation for solar efficiency**
9. **Street surveillance** by kitchen or living rooms or front door facing the street and kitchen or living rooms facing public open space; and all front doors are to be physically sheltered and clearly visible from the adjacent road frontage;
10. **Street Definition** including the extent to which units orient and face the street - to help define the street corridor and create a strong interface between the public and private domains;
11. **Integration with neighbouring residential** development achieved through consistency of façade treatment, including building proportions, detailing, materials and landscape treatment;
12. **Entryways / Garaging**: the extent to which garages to occupy building frontage facing the road corridor;
13. **Consistency/compatibility with the activity performance standards listed in 5.6**

A restricted discretionary activity that complies with the Activity Performance Standards above will not be publicly notified, and will not require serving on people who may be considered affected.



### 5.6.4 Discretionary Activities

- (a) Places of assembly.
- (b) Accommodation facilities for more than 4 persons.
- (c) Hospitals.
- (d) Medical or scientific facilities.
- (e) Dairies no greater than 60m<sup>2</sup> gross floor area.
- (f) Education facilities for more than 10 persons (excluding staff).
- (g) Urupa (new sites).
- (h) Works and network utilities as provided for in Section 17.

### 5.6.5 Activity Performance Standards

The following performance standards are in addition to any specifically stated for an activity and shall be met by all permitted and controlled activities and shall be used as a guide for all other activities. Any permitted activity which fails to comply with any of these standards shall be deemed a discretionary activity for the particular non-compliance.

(a) **Height**

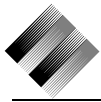
	Maximum Height	Maximum height including rooftop elevator and mechanical equipment rooms
Stage 1 & 2 conventional residential	8m	
Stage 1 Higher density	9m	
Stage 2 Medium density	12m	15m

Notwithstanding anything to the contrary any structure located within the height control area (A or B on the Stage 2 structure plan) that penetrates a horizontal plane at the height specified in the table below shall be a discretionary activity:

This rule shall not be construed to imply provision for dwelling heights outside or within control areas that exceed those applicable within the relevant zone. For the avoidance of doubt the most restrictive height control shall apply to any development.

Control Height (Area A)	Control Height (Area B)
72 metres above mean sea level	56 metres above mean sea level





Notwithstanding anything to the contrary, no structure within height control area C in the Stage 2 structure plan area shall exceed the height of highest finished ground level in that area.

(b) **Daylighting**

All buildings shall be within a building envelope of 2.7m height above ground level at all boundaries and an angle of 45 degrees into the site. Except where the site has a boundary with a road in which case this rule shall not apply in respect of that boundary.

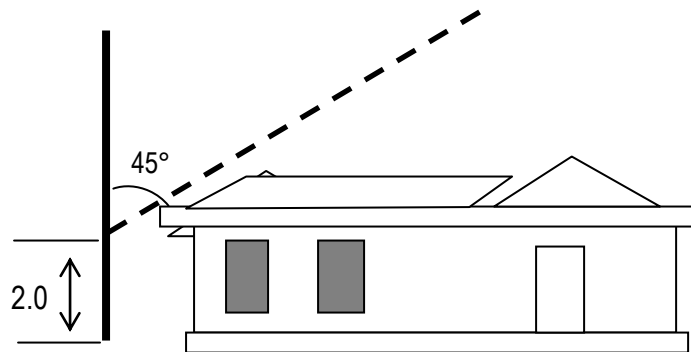


Figure 1: Daylighting Calculation

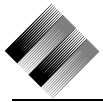
Provided written approval of the owner of the immediately adjoining owner is obtained, a party wall shall not be required to comply with the 2.7m recession rule above.

(c) **Yards**

(i) Yards shall be no less than the following:

Area	Front Yard	Rear and Side Yard	Special Requirement
Stage 2 Medium density	3m	1.5m	See (viii) below for front yard planting requirements.
Stage 1 and Stage 2 Conventional Residential	4m Provided that garages shall be set back 5m	1.5m	

(ii) Tauranga Harbour Landward Edge Protection Yard. For controls on activities up to 40m landward of MHWS around Tauranga Harbour see Section 10.3.



Provided that:

a building may be located on either a side or rear boundary where the written approval of the owner of the immediately adjoining property is obtained.

(d) **Building Coverage**

Conventional Residential; a maximum of 40% provided that within the Stage 1 high density housing locations and Stage 2 medium density this may be relaxed to 50% where at least 50% of the longest or equivalent longest rear or side boundary shall:

- Adjoin or be separated by way of a public road from a gazetted public reserve for active sports use or the Omokoroa Golf Course, or
- In the Stage 2 area a neighbourhood reserve as shown on Structure Plan.
- Directly adjoin a Stormwater Management Reserve as identified on the Structure Plan that has a width of 50 metres or more.

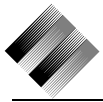
Non-compliance with rule (d) above will require a resource consent approval for a non-complying activity.

For the purpose of this rule:

**“Building Coverage”** means that proportion of the net site area which may be covered by buildings. For this purpose “buildings” includes accessory buildings, overhangs and those parts of eaves that are more than 1m from an outside wall, but excludes eaves less than 1m wide, pergolas or similar structure of a substantially open nature, and uncovered decks, uncovered terraces, uncovered steps and swimming pools less than 1m in height.

(e) **Standards for Home Enterprises**

- (i) shall be conducted within a building floor area not exceeding 25m<sup>2</sup>. Carparks shall be excluded from the maximum area calculation of the activity.
- (ii) is carried out by a maximum of 2 persons.
- (iii) any advertising shall comply with Section 14.3.1.2.
- (iv) does not involve sales of products other than those produced on the site.
- (v) where a home enterprise involves clients visiting a site there shall be no more than one vehicle associated with the home enterprise and residential activity parked on the adjacent street.



(f) **Standards for Controlled Activities (more than one dwelling per lot)**

The relevant subdivision standards would apply as if the land was being subdivided with each dwelling site being treated as if a new lot is being created, including the application of Development Impact Fees.

(g) **Natural Environment** - see Section 9.

(h) **Landscape** - see Section 10.

(i) **Heritage** - see Section 11.

(j) **Natural Hazards** - see Section 12.

(k) **Noise and Vibration** - See Section 13.2.

(l) **Storage and Disposal of Solid Waste** - See Section 13.3.

(m) **Lighting and Welding** - See Section 13.4.

(n) **Offensive Odours, Effluent Aerosols and Spray Drift** - See Section 13.5.

(o) **Screening** - See Section 13.6.

(p) **Signs** - See Section 14.

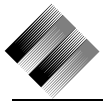
(q) **Subdivision and Land Use Development** (see also Section 15).

- (i) In the new residential areas identified on the Structure Plans for Omokoroa the following net lot sizes apply:

Stage 1 Conventional	min 400m <sup>2</sup> per dwelling with a maximum average of 800m <sup>2</sup>
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Stage 2 Conventional	min 350m <sup>2</sup> per dwelling with a maximum average of 650m <sup>2</sup>
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Stage 1 Medium Density	A maximum of 250m <sup>2</sup> per dwelling provided that any balance area resulting from such subdivision shall comply with the average net lot size for Omokoroa Stage 1 Conventional above.
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Stage 2 Medium Density      A maximum average of one dwelling unit per 400m<sup>2</sup> provided that any balance areas resulting from such subdivision shall comply with the average net lot size for Omokoroa Stage 2 Conventional above.

Notwithstanding anything to the contrary in this plan, non-compliance with the maximum average net lot sizes for Omokoroa Stage 2 Residential areas above will require resource consent for a non-complying activity.

- (ii) In the Omokoroa Structure Plan Stage 2 medium density area subdivision and development shall only be permitted of areas greater than 3000m<sup>2</sup> in area. For the avoidance of doubt this rule shall be interpreted to mean lots smaller than 3000m<sup>2</sup> can be subdivided provided consent is sought in conjunction with other adjacent lots and the combined area is greater than 3000m<sup>2</sup>.
- (iii) The parent lot shall have at least 10% of its lot boundary adjoining road frontage.
- (iv) Land contained within Lot 2 DPS 312635, Pt Allot 64 PSH Te Puna, Pt Lot 2 58259 shall provide for a formed public road access (landscaped to a higher standard than provided for in the development code of practice) to either Lot 1 DPS 58259 or Allot 63 Te Puna Parish So 423 and such access shall be provided in conjunction with the first residential subdivision of Pt Allot 64 Te Puna Parish and Pt Lot 2 DPS 58259 and no Resource Management Act Section 224 certificate shall be issued unless such has been provided. In finalising the location and standard of the landscaping of such access road Council will give consideration to the owners of Lot 1 DPS 58259 or Allot 63 Te Puna Parish So 423.

(r) **Urban Design**

- (i) No building shall exceed 50m in length across any contiguous dimension without a step of at least 1m perpendicular to the contiguous dimension.

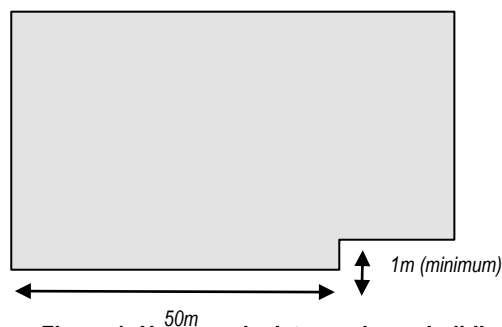
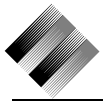


Figure 1: How to calculate maximum building length.



(ii) Within the Medium Density Residential Areas Dwelling units shall not be less than the following minimum floor areas:

- (a) 1 bedroom dwelling units – 40m<sup>2</sup>
- (b) 2 Bedroom dwelling units – 60m<sup>2</sup>
- (c) 3 Bedroom dwelling units – 80m<sup>2</sup>
- (d) 4 or more bedroom dwelling units – 95m<sup>2</sup>

**Note:** These figures exclude balconies.

Provided that complexes containing up to 10 dwelling units shall have no more than 5 studio and one bedroom units and no more than 30% of units in complexes greater than 10 dwellings shall comprise studio or 1 bedroom units.

(iii) Boundary Fences, Boundary Walls or Hedges shall not exceed 1.8m in height for side and rear yards or 1.2m in height for front yards, provided that no side fence or wall may exceed 1.2m within 4m of the front boundary, and no side or rear fence, wall or hedge (within 1.5m of the boundary) may exceed more than 1.2m where it separates the property from a public walkway or reserve except as stipulated below.

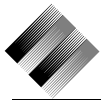
A fence or wall within 1.5m of the boundary that separates a property from a public walkway may exceed 1.2m high if it is constructed of perforated material, netting, mesh or board with no more than 20% of any part of the structure above 1.2m of solid and non-transparent material.

(iv) Each dwelling unit in the medium density housing areas shall be provided with an outdoor living area in the form of a balcony, deck, or grass/garden with a minimum area of 40m<sup>2</sup> that is able to contain a 6m diameter circle. Such open space shall be directly accessible from the main living room of the dwelling and shall not be located on the south side of the dwelling.

For dwelling units above ground level a proportion of the required open space may be provided communally at ground level to the equivalent required total. Communal open space shall be on flat land, easily accessible to residents and have seating, shade and landscape planting.

and

(v) Each dwelling unit within the medium density housing areas shall be provided with areas for letterboxes and for the placement of refuse and recycling material that will be accessible by a two axled truck.



- (vi) In the medium density housing areas no windows within habitable rooms in a dwelling unit shall have a direct line of sight to a habitable room window in another dwelling unit within the same parent title of 3000m<sup>2</sup> or more where the distance between the two dwellings is 10 metres or less.
- (vii) A minimum of 20% of the lineal lot frontage to a depth of 2m shall be planted with a combination of grass, ground covers, shrubs and trees and this shall be maintained on an ongoing basis. A minimum of one specimen tree (size PB150 or greater) per 35m<sup>2</sup> of planted area shall be planted and maintained to best horticultural practice on the site.
- (viii) The required parking for apartments, terrace, semi-detached or other multi-dwelling residential buildings shall be:

Activity	Parking Spaces Required
Dwellings (being one household unit) of less than 55m <sup>2</sup>	1 space for each dwelling
Dwellings (being one household unit) of between 55m <sup>2</sup> and 85m <sup>2</sup>	1.5 spaces for each dwelling
Dwellings (being one household unit) of 85m <sup>2</sup> or greater	2 spaces for each dwelling

**Note:** Where more than one car park is required, one may be stacked provided it does not interfere with shared access.

- (s) For residential lots on Pt Allot 63 SO 423 that adjoin the esplanade reserve the following apply:

Lot width: All lots shall have a minimum width of 30m

Yards: Side yards shall be a minimum of 5m

Building Height: Building height shall be a maximum of 6m except that a chimney may be a height of 7.5m.

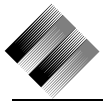
Reflectivity:

- (a) All external surfaces of buildings (excluding glazing) shall comply with the following reflectivity standards:

Walls – 35%

Roofs – 25%

**Note:** the above shall be in accordance with British Standard BS 5252 Reflectance Value.



- (b) No mirror glass shall be used.

Planting: That a minimum landscape strip of 5m from the esplanade reserve shall be provided that will provide a sustainable long term indigenous vegetation cover. The subdivision plan shall be supported by a landscape and maintenance plan to be approved by Council. The landscape strip shall be planted at the time of subdivision.

- (t) **Development Contributions** - See Section 16.

- (u) **Access, On-Site Parking and Loading**- See Section 18.

**Note:** For access to Omokoroa Road see 15.3.5.7(b).

- (v) **Compliance with Structure Plan**

All subdivision use and development in the identified Structure Plan areas in Appendix (ix)(c) shall provide Stormwater Management Reserves and access thereto, roading and road widening, public reserves, walkways/cycleways, and green buffer areas, ecological areas and water and sewage areas as applicable in the general proximity of the locations shown on the Plan. Non-compliance with the Structure Plans will require a resource consent approval for a non-complying activity, except that non-compliance with the provision for new road access from Omokoroa Road in the vicinity of the proposed town centre shall be a discretionary activity.