



13. Residential

Explanatory statement

The Western Bay of Plenty District contains three main residential living environments:

1. The larger residential settlements comprising Te Puke, Katikati, Omokoroa and Waihi Beach. These areas have been identified for residential growth by SmartGrowth and the Bay of Plenty Regional Policy Statement. This has also been reflected in the various structure plans prepared to date. Within these areas residential development at specified densities is provided for.
2. Areas within the larger residential settlements identified above where provision is made for some intensification. Medium density development is provided for in specifically identified areas and elsewhere subject to certain specified criteria being met.
3. Existing residential settlements that lie outside those listed in 1. above. These are mainly smaller settlements often in close proximity to the coast. Growth is limited to areas within existing Residential Zone boundaries so as to avoid potential negative impacts on the Harbour (e.g. in terms of landscape and water quality), on the natural environment and versatile soils, on existing infrastructure and to maintain existing character. Expansion of these areas is not provided for.

Structure planning exercises have been undertaken to ensure a well planned and comprehensive approach to transportation links, infrastructure and zoning. Through such a structure planning process areas have been identified for medium density development to encourage more compact housing forms. This is consistent with SmartGrowth in that a wider range of sustainable housing options is provided so as to cater for a future population that will include significant increases in the elderly as well as in single person and childless households.

The District's residential areas are currently characterised by low density, low rise houses and low noise levels. The look and feel of residential areas may be adversely affected by non-residential activities which can lead to parking and congestion problems, odours, and increased noise. Poor house design and siting can also lead to a loss of sunlight, daylight and privacy. Infill development is provided for where these adverse effects can be minimised and where infrastructure and other amenities are available. Infill eases the pressure to expand Residential Zones onto productive rural land. Provision is made for more intensive residential 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 4C of this Plan.

Where urban expansion does occur it must make efficient use of resources, whether they are infrastructure or land. Development adjoining existing urban areas achieves this, as well as reducing the potential for rural/urban conflict. Appropriate application of financial contributions provides an economic incentive for the efficient use of land for urban purposes.



13.1 Significant issues

1. Growth within the Western Bay of Plenty District is predicted to continue. Unplanned subdivision, use and development has the potential to adversely affect the environment and inhibit the efficient and cost-effective provision of infrastructural services.
2. A lower density residential form leads to inefficient use of infrastructure and unnecessary urban expansion into rural areas.
3. The expansion of smaller coastal settlements could lead to wastewater disposal issues, loss of productive rural land and erosion of the individual character of each of the settlements.
4. A lack of housing diversity and choice limits the range of available lifestyle options for both current and future generations. Development controls within the District Plan can limit the range and diversity of such lifestyle options.
5. The location and design of buildings and other structures, as well as the layout of subdivisions and associated infrastructure, can adversely affect the health and wellbeing of people and the safe and efficient movement of pedestrians, cyclists and vehicles.
6. The amenity values of established residential areas can be adversely affected by more intensive development.
7. Community Plans have been prepared for the different urban areas within the District that reflect the community aspirations for the area. There is the potential for the environmental outcomes sought in Community Plans to be different from the outcomes expected through the provisions of the District Plan.
8. Non-residential activities such as home enterprises, dairies, churches, halls, and sports clubs can result in additional noise, on-street parking and/or traffic congestion. In turn, this can result in a detraction in existing residential character and amenity values.
9. The establishment of non-residential activities that have no functional relationship with Residential Zones has the potential to undermine the viability of zones where such activities are specifically provided for.
10. Growth has the potential to adversely impact upon areas of identified ecological, social, heritage, cultural and landscape significance to the District.
11. In areas where there are no reticulated sewerage systems, inadequate provision for wastewater disposal associated with residential development can increase the risk of pollution, particularly in areas in close proximity to natural water bodies such as rivers, Tauranga Harbour and the wider coastline.



13.2 Objectives and policies

13.2.1 Objectives

1. Efficient use of the finite land resource for urban development.
2. Cost-effective and efficient provision of roading and other infrastructure to service urban areas.
3. Concentration of new urban development within urban growth areas identified in the Bay of Plenty Regional Policy Statement.
4. Fulfillment of the housing needs of all sections of the residential community.
5. Preservation and enhancement of the residential character and amenity values within urban areas in a manner consistent with the aspirations of the individual communities within those areas.
6. Preservation and enhancement of the character and amenity values prevailing in existing small coastal settlements.
7. Avoidance of pollution associated with on-site wastewater disposal facilities.
8. To ensure the safe movement of pedestrians, cyclists and motor vehicles by creating an environment that promotes a sense of personal safety and security within the Residential Zone.
9. Develop interconnected road networks that increase the efficiency of all major modes and provides for future public transport, particularly in areas of medium density development.
10. To avoid inappropriate activities from establishing and operating within residentially zoned areas.

13.2.2 Policies

1. Residential/urban expansion should be provided for only in areas that have been identified for future urban development and which are contiguous with existing residential/urban areas.
2. Provision should be made for a variety of housing types and living environments within existing urban areas and within identified urban growth areas.
3. Higher density residential development should occur only in locations that are close to amenities, have adequate open space and can be efficiently serviced.
4. Further residential development in and expansion of smaller coastal settlements should be accommodated within existing Residential Zone boundaries.



5. The form of residential development should be consistent with recognised urban design principles, including Crime Prevention through Environmental Design.
6. Provide safe, usable and attractive networks and associated linkages for pedestrians, cyclists and motor vehicles.
7. Urban design should provide for a greater interaction between public and private space.
8. The undertaking of non-residential activities should not generate adverse effects that would be incompatible with the character and amenity values of the area in which they are located.
9. The outcomes sought in relevant community plans that have been developed through consultation with the District's communities should be provided for in development proposals.
10. On-site wastewater disposal systems should not cause any adverse off site effects.

13.3 Activity lists

13.3.1 Permitted Activities

Except where specified as a Controlled, Restricted Discretionary or Discretionary Activity, the following are Permitted Activities:

- (a) One dwelling per lot.
- (b) Activities on reserves as provided for in the Reserves Act 1977.
- (c) Accommodation or education facilities for a maximum of four persons (excluding staff) (except within identified medium density areas).
- (d) Home enterprises subject to performance standard 13.4.1(f).
- (e) Public works and network utilities as provided for in Section 10.
- (f) Buildings accessory to the foregoing.
- (g) Existing urupa.

13.3.2 Controlled Activities

- (a) More than one dwelling per lot subject to performance standard 13.4.1(h)

Residential Settlement	More than one dwelling per lot subject to a net land area of:
Katikati, Te Puke, Waihi Beach	350m ² per dwelling
Omokoroa Stage 1 and 2	400m ² per dwelling and 800m ² average.
Omokoroa Existing Village	600m ² per dwelling
All other areas	800m ² per dwelling



- (b) Minor Dwellings in addition to 13.3.1(a) subject to performance standard 13.4.1(g).
- (c) Subdivision as provided for in Section 13.4.2, except in medium density and intensive areas subject to standards 13.4.3 and 13.4.4.
- (d) Works and network utilities as provided for in Section 10.

13.3.3 Restricted Discretionary Activities

- (a) Activities that do not comply with 13.4.1(b) Daylighting and 13.4.1(c) Yards.
- (b) Non-compliance with 13.4.1(d) Maximum building coverage 13.4.1(e) Boundary fences, boundary walls and boundary hedges, except in Omokoroa where any such non-compliance is a Non-Complying Activity.
- (c) Activities within stormwater management reserves in any areas and within private conservation areas in Omokoroa Stage 2 Structure Plan Area, regardless of whether they are designated, the following:
 - (i) the disturbance of soil, natural ground cover and vegetation, or the deposition of refuse, solid or liquid waste, fill or any material;
 - (ii) the diversion or modification of any natural watercourses;
 - (iii) 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;
 - (iv) 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 1977 shall be exempt from this requirement.

- (d) Medium density housing
 - (i) In the following areas as identified on the relevant structure plans:
 - Land adjoining Moore Park in Katikati;
 - The Waihi Beach Town Centre medium density area;
 - The Omokoroa Stage 2 medium density area;
 - (ii) In any area where the parent site meets the following criteria:
 - Is within the residential areas of Katikati, Omokoroa Stage 1, Te Puke and Waihi Beach, and
 - Adjoins at least one of the following:
 - A public reserve classified for active sports use;



- A stormwater management reserve as identified on the relevant structure plan and which has a width of at least 50m;
- The Omokoroa Golf Course

Note: For the purpose of this rule “adjoin” shall include land which is separated from any of the above by a local road, but excluding all other roads.

- Be greater than 1400m² in gross area (this may require an amalgamation of titles) except in Omokoroa Stage 1 where the gross area must be greater than 3000m².

(e) Dwellings and subdivision associated with multi unit development within the Waihi Beach Intensive Residential Zone.

(f) Subdivision in medium density housing areas.

Note: For (a) to (f) above Council will restrict its discretion to the matters specified in 13.6.

13.3.4 Discretionary Activities

(a) Places of assembly.

(b) Accommodation facility for more than four persons.

(c) Hospitals.

(d) Medical or scientific facilities.

(e) Dairies no greater than 60m² gross floor area.

(f) Education facilities for more than four persons (excluding staff).

(g) Urupa (new sites).

(h) Works and network utilities as provided for in Section 10.

(i) Activities that do not comply with 13.4.1(a) Height

(j) Any activity that does not comply with the Permitted Activity standards and is not listed as a Restricted Discretionary or Non-Complying Activity.

13.3.5 Non-Complying Activities

(a) Activities within the Omokoroa Stage 2 Structure Plan Area that do not comply with 13.4.1(e) Boundary Fences, Boundary Walls and Boundary Hedges or Rule 13.4.5(a) Site Coverage.



- (b) Development that is not in general accordance with a Structure Plan.
- (c) Any activity not listed as a Permitted, Controlled, Restricted Discretionary or Discretionary Activity
- (d) Any activity that does not comply with the specified yield in:
 - (i) the Omokoroa Stage 2 Structure Plan as per Rule 13.4.5(c)(ii), and
 - (ii) in the Omokoroa Stage 2 medium density area as provided for in Rule 13.4.3(b).

13.4 Activity Performance Standards

13.4.1 General

The following performance standards shall be met by all Permitted and Controlled Activities and shall be used as a guide for the assessment of all other activities.

(a) **Height**

Maximum – 8m.

(b) **Daylight**

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 from that point. Except where the site has a boundary with a road in which case this rule shall not apply in respect of that boundary.

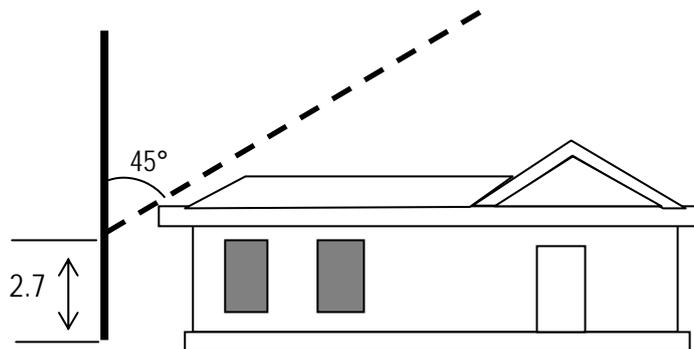


Figure 1: Daylighting Calculation

Provided that:

a building may encroach through the above daylighting plane where the written approval of the owner(s) of the immediately adjoining property to the specific encroachment is obtained.



(c) **Yards**

- (i) Front Yards shall be no less than the following:
- Dwellings (not including garages) - 4m
 - Garages - 5m
- (ii) Rear and Side Yards Minimum - 1.5m

Provided that:

- (iii) A building may be located within and up to a side yard where the written approval of the owner(s) of the immediately adjoining property to a specified lesser distance is obtained.

Except that:

- (iv) Where any yard adjoins a Strategic Road or a designation for a Strategic Road, it shall be a minimum of 10m.
- (v) All buildings shall have a setback of at least 5m from any bank measured at building consent stage of Two Mile Creek (Waihi Beach) irrespective of whether or not the creek bank is within the subject property.

(d) **Maximum building coverage**

- (i) On lots with a net area of less than 400m² – 45%.
- (ii) On lots with a net area greater than or equal to 400m² – 40%.

(e) **Boundary fences, boundary walls and boundary hedges**

- (i) Side and rear boundary:

Side and rear boundary fences, boundary walls or hedges shall not exceed 1.8m in height:

- Except that where the common boundary is with a public reserve or walkway, the boundary fence, wall or hedge shall not exceed 1.2m height, unless the portion of the wall or fence that is between 1.2 and 1.8m in height has a visual permeability of at least 70%.
- Where the side fences, boundary walls or hedges are within the front yard specified in Rule 13.4.1(c) Yards, this height shall be 1.2m, unless the portion of the wall or fence that is between 1.2 and 1.8m in height has a visual permeability of at least 70%.



(ii) Front boundary:

Front boundary fences, boundary walls or hedges shall not exceed 1.2m in height unless the portion of the wall or fence that is between 1.2 and 1.8m in height has a visual permeability of at least 70%.

(f) **Standards for Home Enterprises**

- (i) shall be conducted within a building floor area not exceeding 25m². Carparks shall be excluded from the maximum area calculation of the activity.
- (ii) shall be carried out by a maximum of two persons.
- (iii) any advertising shall comply with Section 4D.3.1.2.
- (iv) shall not involve sales of products other than those produced on the site.

(g) **Standards for Minor Dwellings**

- (i) Shall share vehicle access with the principal dwelling on the site.
- (ii) Shall pay 50% of the financial contribution that applies to the subdivision of land.

(h) **Standards for more than one dwelling per lot**

The relevant subdivision standards shall 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 financial contributions.

(i) **Transportation, Access, Parking and Loading** - See Section 4B.

(j) **Noise and Vibration** - See Section 4C.1.

(k) **Storage and Disposal of Solid Waste** - See Section 4C.2.

(l) **Lighting and Welding** - See Section 4C.3.

(m) **Offensive Odours, Effluent Aerosols and Spray Drift** - See Section 4C.4.

(n) **Screening** - See Section 4C.5.

(o) **Signs** - See Section 4D.

(p) **Natural Environment** - See Section 5.

(q) **Landscape** - See Section 6.

(r) **Cultural and Heritage** - See Section 7.

(s) **Natural Hazards** - See Section 8.



- (t) **Hazardous Substances** - See Section 9.
- (u) **Financial Contributions** - See Section 11.

13.4.2 Subdivision and Development (See also Section 12).

- (a) Minimum net lot size:

Residential Areas	Minimum Lot Size
Katikati, Te Puke and Waihi Beach	350 m ²
Omokoroa Stage 1 and 2	400m ² with a maximum average of 800 m ²
Existing Omokoroa Village	600m ²
All other residential areas	800m ² subject to compliance Rule 12.4.6 and 12.4.7.
Maketu –greenfield areas connected to a reticulated wastewater supply with a minimum parent lot size of 3000m ²	Minimum 350m ² Average 600m ²

- (b) In Omokoroa Stage 1 a lot of no greater than 2000m² may be created to accommodate an existing dwelling for which a building consent was granted prior to 9 December 2006. Any such lot shall be excluded from the calculation of maximum average net lot size.
- (c) For access to Omokoroa Road see 12.4.4.5(c).
- (d) All subdivision, use and development in the identified structure plan areas shown on the Planning Maps shall provide stormwater management reserves and access thereto, roading and road widening, walkways/cycleways, green buffer areas and water and sewage mains in the general locations shown on the Plan.
- (e) Any non-compliance with the relevant structure plan shall be a Non-Complying Activity.

13.4.3 Activity Performance Standards for medium density housing

In the event of any conflict or inconsistency between these rules and those set out in 13.4.1 above, the content of these rules shall prevail.

- (a) **Height**

Area	Max Height
- Medium density areas by criteria - Waihi Beach Town Centre medium density areas	9m
Medium density by identified area	12m

- (b) **Minimum net yield and lot size**

The following minimum net yields shall apply in medium density areas:



Area	Density
Omokoroa Stage 2 Medium Density	30 independent dwelling units per ha Provided that in any one title the density of dwelling units shall not exceed 35 dwelling units per ha and shall be no less than 25 dwelling units per ha
Katikati, Omokoroa Stage 1, Te Puke, Waihi Beach Town Centre	One dwelling unit per 250m ² provided that any balance areas resulting from such subdivision shall comply with the average net lot size specified in 13.4.2(a).

For the purpose of this standard the minimum net yield in Omokoroa shall be calculated by summing the number of dwelling units and dividing this number by the land area (excluding Hamurana Road extension, Francis Road extension, public reserves, private conservation, education facilities, places of assembly and visitor accommodation, but including local roads) of the proposed development.

Note: Developments that cannot achieve the yield requirements of this rule alone may need to proceed in conjunction with other developments as part of a larger application to achieve the required minimum average yield.

(c) **Parent title**

(i) The following parent title minimum areas shall apply:

Medium density areas in:	Subdivision and development shall only be of parent titles with a minimum area of at least:
Waihi Town Centre and Te Puke	1400m ²
Katikati, Omokoroa Stage 1 and 2.	3000m ²

For the avoidance of doubt parent titles failing to comply with this rule may be subdivided where consent is sought in conjunction with the subdivision of other adjacent lots and the total area of the land to be subdivided meets the minimum sizes specified above.

(ii) The parent lot shall have at least 10% of its lot boundary adjoining road frontage.

(d) **Dwelling unit requirements**

(i) Dwelling units shall not be less than the following minimum floor areas:

- 1 bedroom dwelling units – 40m²
- 2 Bedroom dwelling units – 60m²
- 3 Bedroom dwelling units – 80m²
- 4 or more bedroom dwelling units – 95m²

Note: These figures exclude balconies.



Provided that:

Complexes containing up to ten dwelling units shall have no more than five studio and one bedroom units and no more than 30% of units in complexes greater than ten dwellings shall comprise studio or one bedroom units.

- (ii) 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.

(e) **Outdoor living area**

- (i) Katikati, Waihi Beach Town Centre, Te Puke, Omokoroa Stage 1 and 2:
Each dwelling unit shall be provided with an outdoor living area in the form of a balcony, deck, or grass/garden with a minimum area of 40m² that is able to contain a 6m diameter circle. Such open space shall be directly accessible from the main living room of the dwelling.

For dwelling units above the ground floor 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.

(f) **Rubbish and recycling**

An enclosed shed or screened areas shall be provided for the placement of refuse and recycling material. This area will be accessible by a two axled truck.

(g) **Urban design**

- (i) Windows within habitable rooms in a dwelling unit shall not have a direct line of sight to a habitable room window in another dwelling unit within the same parent title where the distance between the two dwellings is 10m or less.
- (ii) Have a variety of cladding materials and limit glass surfaces to not more than 60%.
- (iii) All new development should have some form of pitched roof with large overhangs to make the roof appear light and reduce the impact or bulk of the building.
- (iv) At ground floor level, garage doors facing the street should not occupy more than 65% of the frontage to ensure that the street front is not dominated by garage doors.



- (v) The design in and around the Waihi Beach town centre should be in accordance with the design and development guidelines included in the Waihi Beach Town Centre Plan.

(h) **Landscaping**

- (i) 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.
- (ii) A minimum of one specimen tree (1.2m in height at the time of planting or greater) per 35m² of planted area shall be planted and maintained to best horticultural practice

(i) **Parking requirements**

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 ²	1 space for each dwelling
Dwellings (being one household unit) of between 55m ² and 85m ²	1.5 spaces for each dwelling
Dwellings (being one household unit) of 85m ² 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.

(j) **Maximum building length**

- (i) The maximum building length is 25m before a recess with a minimum dimension of 3m x 3m is required. The recess shall also have a height of no less than 1m lower than the adjacent building mass. In addition terraced houses are limited to avoid long repetitive rows of units.
- (ii) No building should be longer than 50m or have more than ten dwellings.

13.4.4 Activity Performance Standards for Waihi Beach medium density housing

In the event of any conflict or inconsistency between these rules and those set out in 13.4.3 above, the content of these rules shall prevail.

(a) **Height**

The maximum height shall be 10m, including rooftop elevators and mechanical equipment rooms.



(b) **Building coverage**

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.

(c) **Floor area ratio**

The maximum floor area ratio (FAR) shall be 0.65.

(d) **Unit sizes**

The minimum size per household unit shall be 50m².

(e) **Outdoor living area**

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 10m² and a minimum width or depth of 2m.

(f) **Subdivision**

The minimum net lot size for multi-unit residential buildings is 1400m² 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 1400m² or greater.

(g) **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 (1.2m in height at the time of planting or greater) per 35m² of planted area shall be planted and maintained to best horticultural practice

(h) **Common rubbish and recycling**

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.

13.4.5 **Activity Performance Standards for Omokoroa Stage 1 and 2**

In the event of any conflict or inconsistency between these rules and those set out in 13.4.1 and 13.4.3 above, the content of these rules shall prevail



(a) **Site Coverage**

No more than 40% of the net area of a lot shall be covered in impermeable surfaces. Such coverage may be increased to no more than 50% where at least 50% of the longest or equivalent longest rear or side boundary:

- (i) Adjoins or is separated by way of a public road from either a public reserve classified for active sport use or the Omokoroa Golf Course, or
- (ii) Adjoins a neighbourhood reserve as shown on a structure plan or specific subdivision plan, or
- (iii) Adjoins a stormwater management reserve that has a width of 50m or more.

Note: Impermeable surfaces will be assessed at the building stage and therefore should be shown on the plans submitted with an application for building consent.

(b) **Height control areas**

Notwithstanding anything to the contrary any structure located within the height control area B (on the Stage 2 Structure Plan) that penetrates the horizontal plane at a height of 56m above mean sea level shall be a Discretionary Activity.

This rule shall not be constructed 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.

(c) **Yields within the Omokoroa Stage 1 and 2 Area**

(i) 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 promotes achievement of the following development targets:

- The combined minimum gross yield of residential dwellings over the Stage 2 Structure Plan areas in both residential and medium density residential shall be 15 independent dwelling units per ha.
- Yields in the Omokoroa Stage 1 and Stage 2 areas shall be as follows:

Omokoroa Structure Plan Stage Name ¹	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

¹ See the structure plan sequencing diagram for definition of these areas.



- (ii) The following minimum net yields shall apply in the Omokoroa Structure Plan Stage 2 area:

Area	Density
Stage 2 Conventional residential	17 independent dwelling units per ha

For the purpose of this standard the minimum net yield shall be calculated by summing the number of dwelling units and dividing this number by the land area (excluding Hamurana Road extension, Francis Road extension, public reserves, private conservation, education facilities, places of assembly and visitor accommodation, but including local roads) of the proposed development.

- (iii) Developments that cannot achieve the yield requirements of this rule alone may need to proceed in conjunction with other developments as part of a larger application to achieve the required minimum average yield.

(d) **Formed public access required**

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 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 RMA Section 224 certificate shall be issued unless such has been provided.

13.5 Matters of control - Controlled Activities

13.5.1 Subdivision and more than one dwelling on a lot

Council shall exercise control over the following:

- (a) The location of roads, footpaths, walkways and cycleways and the orientation of allotments or dwellings to road boundaries to ensure good urban design outcomes;
- (b) The interface between public and private space to achieve good urban design outcomes;
- (c) The provision of access for emergency services/refuse collection (need to be able to access and manoeuvre on site);
- (d) The sharing of driveways;
- (e) The provision of easements or alignment of boundaries to facilitate servicing the subject area;
- (f) The timing of the development in accordance with the sequential development of the urban areas as identified on the Structure Plan;



- (g) 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 in Omokoroa;
- (h) The application of financial contributions.

13.6 Matters of discretion

13.3.6.1 Restricted Discretionary Activities – non compliance with Activity Performance Standards

Council will limit its discretion to the effects of the non-compliance on the purpose of the performance standard and any relevant objectives and policies.

13.3.6.2 Restricted Discretionary Activities – Activities within Stormwater Management Reserves and private conservation reserves in Omokoroa Stage 2

Council's discretion is restricted to:

- (a) Avoiding, remedying or mitigating the potential adverse effects on the ecological values of the reserves;
- (b) Avoiding, remedying or mitigating the potential for natural hazard events such as flooding. Natural hazards must not be made more severe as the consequence of a proposal;
- (c) Avoiding, remedying or mitigating the adverse effects on public amenity values of the reserves including public walkway/cycleway functions;
- (d) Retaining the integrity of any adopted and approved stormwater management plan and including the efficiency and effectiveness of stormwater infiltration, detention, discharge downstream and discharge to the Tauranga Harbour with particular regard to storm events.

13.3.6.3 Restricted Discretionary Activities - medium density housing areas

Council's discretion is restricted to:

- (a) Amenity values, including design features to promote privacy and neighbourhood coherence – such as yards, height, separation of dwellings and orientation of dwellings.
- (b) Aural Privacy including the noise levels anticipated from the on-site and adjacent land uses and the provision of acoustic treatments.
- (c) Provision of parking including design, location, on site maneuvering and pedestrian safety.
- (d) Location of rubbish and recycling compounds and other structures on the site.



- (e) Access for emergency vehicles.
- (f) Lighting for amenity and crime prevention without being a nuisance to residents.
- (g) Connectivity to footpaths and public walkways and cycleways.
- (h) Adequate vehicle parking and vehicle and pedestrian safety including the location of carparking and manoeuvring, 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.
- (i) Open space character including on-site landscaping, retention of mature trees, provision of shared driveways and streetscape/access way design, and location of structures within the site particularly the set back of garages from the facades of the house.
- (j) Building interest and diversity including detail of doorways and garaging to create visual continuity and cohesion and to reflect a residential character, and 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.
- (k) Building bulk including height and setback of buildings and fences including daylight between the buildings and other sites.
- (l) Building design and materials, colours including repetition of use of materials and detail of roof pitches, windows, revetment, balconies and recesses.
- (m) Building orientation for solar efficiency.
- (n) 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.
- (o) 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.
- (p) Integration with neighbouring residential development achieved through consistency of façade treatment, including building proportions, detailing, materials and landscape treatment.
- (q) Entryways/garaging: the extent to which garages occupy building frontage facing the road corridor.
- (r) Consistency/compatibility with the activity performance standards.
- (s) Urban Design through the following elements:



- Passive surveillance of streets by private dwellings
- Connectivity between public places and nearby private dwellings
- 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.

A Restricted Discretionary Activity that complies with the activity performance standards above will not be publicly notified, and will not require serving notice on people who may be considered affected.