



14. Future Urban

Explanatory statement

This zone provides for the longer term development of the Omokoroa Peninsula for urban purposes. It is important therefore to ensure that any interim development does not compromise the future option.

Conflicts between primarily residential used land and rural uses such as horticulture can arise. They are usually a result of the adverse effects of noise, smell, shade from shelterbelts, and spray drift and a lack of tolerance and/or understanding of rural practices.

The potential for urban development is recognised and balanced with the productive potential and versatility of parts of the Peninsula and the need to maintain the amenity values of the area. By not allowing rural-residential type development the ability of the land resource to be used productively is maintained, as is the potential for urban development.

Omokoroa Road is the only major access arterial servicing the Peninsula and it is important that development does not compromise its efficient functioning. To this purpose additional accesses are only provided through intersections identified on the Structure Plan.

Whilst not zoned on the District Planning Maps there are a number of areas within the District identified in the Bay of Plenty Regional Policy Statement for future urban growth. Zoning of these areas for immediate urban development should not occur until the completion of appropriate comprehensive structure planning exercises. Undertaking such work ahead of actual demand or need for urbanisation is not an efficient use of resources and the resulting structure plans may become obsolete before the time of their implementation. Provision is therefore made for these areas to retain the ability for productive rural purposes in the interim prior to urbanisation.

14.1 Significant issues

1. The amenity of the existing Omokoroa settlement and adjacent "rural" areas would be adversely affected by uncontrolled urban development.
2. Potential for conflicts between principally rural uses of land and principally residential uses of land.
3. Loss of versatile land to developments which inhibit its productive potential and compromise future use options.
4. Adverse impact on roading affecting traffic safety and efficiency as a result of increased traffic movements caused by new residential development.
5. Premature development of rural land for principally residential activities may compromise the development of such land for urban purposes in the longer term.



14.2 Objectives and policies

14.2.1 Objectives

1. The amenity of the Omokoroa Peninsula is not compromised by inappropriate development.
2. Minimisation of the potential for incompatibilities between activities.
3. Conservation of the potential of the rural land resource with productive potential and versatility to be used for primary productive purposes until such time as it is needed for urban development.
4. A safe and efficient District roading system.
5. Development of the Omokoroa Peninsula which does not compromise the potential for urban development.

14.2.2 Policies

1. Development of the Omokoroa Peninsula should not have effects which are incompatible with the amenity values of the environment in which they are situated.
2. Limitations on development will be imposed to minimise conflicts between activities.
3. Development of rural land should not have a significant adverse effect on the land's productive potential until such time as it is needed for urban development.
4. Ensure that any development does not adversely effect the roading system and particularly the functioning of Omokoroa Road as the major access arterial servicing the Peninsula.
5. Any development proposals should not lead to fragmentation of existing titles to levels which could compromise future urban development.

14.3 Activity lists

14.3.1 Permitted Activities

- (a) Farming.
- (b) Conservation forestry.
- (c) One dwelling per lot.
- (d) Home enterprises.



- (e) Activities on reserves as provided for in the Reserves Act 1977.
- (f) Accommodation or education facilities for a maximum of four persons (excluding staff)
- (g) Works and network utilities as provided for in Section 10.
- (h) Buildings accessory to the foregoing.
- (i) Existing urupa.

14.3.2 Controlled Activities

- (a) Boundary adjustment in accordance with 12.3.3.
- (b) Works and network utilities as provided for in Section 10.
- (c) One minor dwelling in addition to 14.3.1(c) above subject to performance standard 14.4.1(e).

14.3.3 Restricted Discretionary Activities

- (a) Within stormwater management reserves and private conservation areas in Omokoroa Stage 2, regardless of whether they are designated, the following are Restricted Discretionary Activities:
 - (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 or Local Government Act 2002 shall be exempt from this requirement.

14.3.4 Discretionary Activities

- (a) Subdivision.
- (b) Places of assembly.



- (c) Accommodation facilities for more than four persons.
- (d) Education facilities for more than four persons (excluding staff).
- (e) Stalls.
- (f) Retail garden centres/nurseries.
- (g) Urupa (new sites).
- (h) Works and network utilities as provided for in Section 10.

14.4 Activity Performance Standards

14.4.1 General

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 of buildings**

Maximum - 9m.

(b) **Daylighting**

No part of any building shall exceed a height equal to 2m 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 to that boundary.

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) All - 5m.

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.



Except that:

Where the yard adjoins a Strategic Road or a designation for a Strategic Road, it shall be a minimum of 10m.

(d) **Standards for Home Enterprises**

- (i) shall be conducted within a building floor area not exceeding 120m² and a total area not exceeding 500m². Carparks shall be excluded from the maximum area calculation of the activity.
- (ii) shall be carried out by a maximum of two persons.
- (iii) does not have access from Omokoroa Road
- (iv) any advertising shall comply with Section 4D.3.1.1.
- (v) shall not involve sales of products other than those produced on the site.

(e) **Standards for minor dwellings**

- (i) Shall be located within 20m of the principal dwelling on the site.
- (ii) Shall share vehicle access with the principal dwelling on the site.
- (iii) Shall pay 50% of the financial contributions that applies to the subdivision of land.

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

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

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

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

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

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

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

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

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

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



- (p) **Natural Hazards** - See Section 8.
- (q) **Hazardous Substances** - See Section 9.
- (r) **Financial Contributions** - See Section 11.

14.4.2 **Subdivision and Development** (See also Section 12).

Minimum average net lot size - 4ha.

14.5 **Matters of discretion**

14.5.1 **Restricted Discretionary Activities – Omokoroa Stage 2 Structure Plan**

In assessing a Restricted Discretionary Activity, Council will limit its discretion to and may set conditions on:

- (a) Avoiding, remedying or mitigating the potential adverse effects on the ecological values of the reserves.
- (b) 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.
- (c) 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.
- (d) Avoiding, remedying or mitigating the adverse effects on public amenity values of the reserves including public walkway/cycleway functions.