

## 4. 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.

This zone recognises the conflicting pressures on the Omokoroa Peninsula and the obligations of the Council to promote the sustainable management of the environment. The proximity to the coast and the history of existing development in the residentially zoned portion of the Peninsula having difficulties with satisfactory wastewater disposal, highlights the need for special care for future development of this area. In particular the long term need for a sewerage system is recognised.

The Omokoroa Peninsula is characterised by the existing residential settlement concentrated at the end of the Peninsula, a generally vegetated harbour and estuarine edge, mature exotic vegetation, views and character.

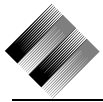
Conflicts between primarily residential used land and rural uses such as horticulture can arise. They are usually a result of the adverse effects of noise, smell, shade from shelterbelts, and spray drift and a lack of tolerance and/or understanding of rural practices.

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 onto Omokoroa Road are not encouraged.

### 4.1 Significant Issues

- 4.1.1 The amenity of the existing Omokoroa settlement and adjacent "rural" areas would be adversely affected by uncontrolled urban development.
- 4.1.2 Development which does not have due regard to the sensitivity of the coastline and marine environment can result in adverse effects on public health, the visual environment and land stability.
- 4.1.3 Wastewater disposal difficulties can increase the risk of pollution.



- 4.1.4 Potential for conflicts between principally rural uses of land and principally residential uses of land.
- 4.1.5 Loss of versatile land to developments which inhibit its productive potential and compromise future use options.
- 4.1.6 Adverse impact on roading affecting traffic safety and efficiency as a result of increased traffic movements caused by new residential development.
- 4.1.7 Premature development of rural land for principally residential activities may compromise the development of such land for urban purposes in the longer term.

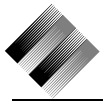
## **4.2 Objectives and Policies**

### **4.2.1 Objectives**

1. The amenity of the Omokoroa Peninsula is not compromised by inappropriate development.
2. Protection of the coastal margins from inappropriate development which may have an adverse effect on the coastal environment.
3. Avoidance of adverse effects on the environment through inadequate wastewater disposal methods and/or capacity.
4. Minimisation of the potential for incompatibilities between activities.
5. 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.
6. A safe and efficient District roading system.
7. Development of the Omokoroa Peninsula which does not compromise the potential for urban development.

### **4.2.2 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. Avoid the construction of structures in sensitive coastal margins.



3. Developments involving wastewater disposal should not cause any off site adverse effects.
4. Limitations on development will be imposed to minimise conflicts between activities.
5. 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.
6. 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.
7. Any development proposals should not lead to fragmentation of existing titles to levels which could compromise future urban development.

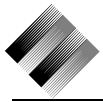
## **4.3 Future Urban Zone Rules**

### **4.3.1 Permitted Activities**

- (a) Farming.
- (b) Conservation forestry.
- (c) One dwelling per lot.
- (d) One minor dwelling in addition to (c) above.
- (e) Home Enterprises.
- (f) Activities on reserves as provided for in the Reserves Act 1977.
- (g) Accommodation facilities for a maximum of 4 persons.
- (h) Education facilities for a maximum of 10 persons (excluding staff).
- (i) Works and network utilities as provided for in Section 17.
- (j) Buildings accessory to the foregoing.
- (k) Existing urupa.

### **4.2.3 Controlled Activities**

- (a) Boundary adjustment in accordance with 15.3.1.
- (b) Works and network utilities as provided for in Section 17.



### 4.3.3 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:

- 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.

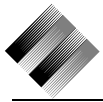
#### **Except that**

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.

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 required.

In assessing a restricted discretionary activity Council shall limit its discretion to and may set conditions on:

- Avoiding, remedying or mitigating the potential adverse effects on the ecological values of the reserves
- 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
- 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.



#### 4.3.4 Discretionary Activities

- (a) Subdivision in accordance with 4.3.4(o).
- (b) Places of assembly.
- (c) Accommodation facilities for more than 4 persons.
- (d) Education facilities for more than 10 persons (excluding staff).
- (e) Stalls.
- (f) Retail garden centres/nurseries.
- (g) Urupa (new sites).
- (h) Works and network utilities as provided for in Section 17.

#### 4.3.4 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 of Buildings**

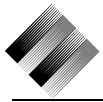
Maximum - 9m.

(b) **Daylighting**

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 great height is obtained.



(c) **Yards**

- (i) All - 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 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.

(d) **Standards for Home Enterprises**

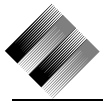
- (i) shall be conducted within a building floor space not exceeding 120m<sup>2</sup> or an outdoor area not exceeding 500m<sup>2</sup>.
- (ii) does not have access from Omokoroa Road.
- (iii) is carried out by a maximum of three persons.
- (iv) any advertising shall comply with 14.3.1.1.
- (v) does not involve sales of products other than those produced on the site.
- (vi) any retailing shall:
  - (a) occur within a floor area not exceeding 20m<sup>2</sup>.
  - (b) provide for the parking of at least 4 motor vehicles within the site and adjacent to the activity.

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

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

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

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



- (i) **Noise and Vibration** - See Section 13.2.
- (j) **Storage and Disposal of Solid Waste** - See Section 13.3.
- (k) **Lighting and Welding** - See Section 13.4.
- (l) **Offensive Odours, Effluent Aerosols and Spray Drift** - See Section 13.5.
- (m) **Screening** - See Section 13.6.
- (n) **Signs** - See Section 14.
- (o) **Subdivision** (See also Section 15).
  - (i) Minimum average net lot size - 4 hectares.
  - (ii) For access to Omokoroa Road see 15.3.5.7(b). In the Omokoroa Stage 2 future rural-residential area as shown on the Structure Plan, the Rural H subdivision rules apply. In all other parts of Stage 2 the minimum average net lot size is 4 hectares.
- (p) **Development Contributions** - See Section 16.
- (q) **Access, On-Site Parking and Loading** - See Section 18.
- (r) **Hazardous Substances** - See Section 19.