

Guide to understanding the changes to the City Plan

Terms that are defined in the City Plan in Chapter 3 are shown in **blue** text and include any new or amended definitions proposed by Proposed Plan Change 39. Note that there are no new or amended definitions proposed in this plan change or being recommended.

Where changes to the content of the City Plan are proposed these are shown as either a ~~strike-out~~ for deleted text or underlined for additional text.

Red font text provides drafting instructions.

Chapter 12 – Subdivision, Services and Infrastructure

Amend 12B.1.2 Objective – Stormwater Management within the Smiths Farm Urban Growth Area as follows:

12B.1.2 Objective – Stormwater Management within the Smiths Farm and Ohauiti South Urban Growth Areas

Stormwater run-off generated by **subdivision** and development within the Smiths Farm and Ohauiti South Urban Growth Areas is managed in an integrated way that maintains and enhances the health and wellbeing of water bodies, freshwater **ecosystems** and receiving environments.

Insert new 12B.1.2.2 Policy – Stormwater Management within the Ohauiti South Urban Growth Area as follows:

12B.1.2.2 Policy – Stormwater Management within the Ohauiti South Urban Growth Area

Require **subdivision** and development within the Ohauiti South Urban Growth Area (UG12, Section 6, Urban Growth Plans, (Plan Maps, Part B)) to manage **stormwater run-off** (including hydrologic and water quality impacts) to meet the requirements of any relevant approved stormwater discharge consent and any relevant stormwater management plan, using a stormwater system that is designed and constructed to:

- a. Incorporate low impact stormwater design practises that:
 - i. Utilise existing **site** elements such as topography, soil type, and drainage patterns to inform **subdivision** and development layout.
 - ii. Adopt a treatment train approach that includes stormwater management systems that are located, sized, and designed to manage stormwater related effects; and
 - iii. Are managed in an integrated way and minimise the degradation of rivers and natural inland **wetlands**.
- b. Ensures that stormwater network elements are appropriately sized, designed and constructed to achieve positive stormwater management outcomes in the long term.
- c. Manage and mitigate the risk of flooding.
- d. Ensures that stormwater **infrastructure** manages the cumulative effects associated with **stormwater run-off** from **subdivision** and development on receiving environments.

Insert new Controlled Activity – Standards and Terms Rule 12B.3.1.19 Specific Urban Growth Area Requirements – Ohauiti South Urban Growth Area as follows:

12B.3.1.19 Specific Urban Growth Area Requirements – Ohauiti South Urban Growth Area

- a. Any **subdivision** or permanent land use **activity** in the Medium Density Residential Zone within the Ohauiti South Urban Growth Area must provide **infrastructure** identified on UG12, Section 6, Urban Growth Plans, (Plan Maps, Part B).

- b. The minimum average [nett yield](#) in the Medium Density Residential Zone in the Ohauiti South Urban Growth Area must be 15 dwellings per hectare of [nett developable area](#).
- c. All transportation, water, and [wastewater infrastructure](#) and open space must be delivered in accordance with [Appendix 12J.1: Infrastructure and Open Space Requirements Schedule](#).
- d. Any [subdivision](#) or permanent land use [activity](#) in the Medium Density Residential Zone within the Ohauiti South Urban Growth Area must only access Upper Ohauiti Road via the roundabout identified on [UG12, Section 6, Urban Growth Plans, \(Plan Maps, Part B\)](#) and constructed in accordance [Appendix 12J.1: Infrastructure and Open Space Requirements Schedule](#).
- e. Any [subdivision](#) within Area 2 (West Block) shown on [Appendix 12J.2: Transportation Infrastructure Plan](#), must provide for the extension of the internal road network as an unformed legal road that extends to the [boundary](#) of the [urban growth area](#) as shown in [Appendix 12J.2: Transportation Infrastructure Plan](#).
- f. Any [subdivision](#) or permanent land use [activity](#) in the Medium Density Residential Zone within the Ohauiti South Urban Growth Area must include an engineering assessment prepared by a suitably qualified and experienced person that considers the capacity of [Council's](#) water supply and [wastewater](#) networks to serve the proposal. The assessment must consider the following network upgrades and whether there is a requirement for these to be constructed to serve the proposal and expected demands across the growth area:
- i. Harrisfield Drive gravity trunk sewer main (from Awaiti Place to Ila Place Wastewater Pump Station)
 - ii. Awaiti Place gravity trunk sewer upgrade (between Awaiti Place and Poike Road)
 - iii. McFetridge Lane gravity trunk sewer upgrade (between MH86356 and Awaiti Place)
 - iv. Ila Place Wastewater Pump Station upgrade.
- g. Any [subdivision](#) or permanent land use [activity](#) that proposes the creation of a [reserve](#) for the purpose of protecting and preserving [historic heritage](#) must include information that addresses the following matters in relation to that [reserve](#):
- i. The design and [construction](#) of the [reserve](#) to ensure the landform is appropriate for its intended use.
 - ii. The management and maintenance programme and associated costs.
 - iii. The outcome of discussions with Heritage New Zealand Pouhere Taonga, and [iwi](#) and [hapu](#) regarding the [reserve](#); and
 - iv. Compliance with requirements set out in [Appendix 12E: Performance Standard, Reserves](#).
- h. Any [subdivision](#) of land containing an existing gas transmission pipeline, or that is to contain a relocated gas transmission pipeline, as identified on [UG12, Section 6, Urban Growth Plans, \(Plan Maps, Part B\)](#) must provide for the following:
- i. An easement in gross in favour of the [network utility](#) operator with a minimum width of 16 metres over the existing or relocated gas transmission pipeline.
 - ii. Where the existing or relocated pipeline will have an alignment through [reserve](#) land that is intended to be vested in [Council](#) then the easement must meet the requirements of the Reserves Act 1977.
 - iii. A [consent notice](#) on the records of title of all [residential allotments](#) subject to the easement in gross or adjacent to a [reserve](#) which is subject to the easement in gross to advise owners of the following:
 1. The location of the nearby gas transmission pipeline, and
 2. That any [childcare facility](#), [home based childcare](#), [community facility](#), [health centre](#), [rest home](#), [retirement village](#), [school](#), [tertiary education premises](#), or [visitor accommodation](#) must not be established on the new allotments.
- i. For any [subdivision](#) that includes the creation of an allotment to accommodate a future Neighbourhood Centre, the allotment must be located generally as shown on [UG12, Section 6, Urban Growth Plans \(Plan Maps, Part B\)](#) and must not exceed 2,000m² in area.

Insert new Controlled Activity – Standards and Terms Rule 12B.3.1.20 – Specific Urban Growth Area Requirements – Stormwater Management in the Ohauiti South Urban Growth Area as follows:

12B.3.1.20 Specific Urban Growth Area Requirements – Stormwater Management in the Ohauiti South Urban Growth Area

- a. Any [subdivision](#) or permanent land use activity in the Medium Density Residential Zone within the Ohauiti South Urban Growth Area must include a stormwater management assessment prepared by a suitably qualified and experienced person(s) with expertise in the field of stormwater management.
- b. The stormwater management assessment must demonstrate that [stormwater run-off](#) is managed in general accordance with the Integrated Stormwater Management Plan (prepared by Harrison Grierson, reference R004-A2111686-ISMP, dated January 2024), meets the requirements of any relevant approved stormwater discharge consent and any relevant stormwater management plan, and addresses options for managing [stormwater run-off](#) effects, including the following:
 - i. Managing all hydrologic and water quality effects on-site, or in combination with existing off-site [infrastructure](#);
 - ii. Utilising low impact stormwater design practises through a treatment train approach to minimise the generation of [stormwater run-off](#) volumes and contaminants;
 - iii. The use of inert exterior [building](#) materials (e.g., no unpainted zinc or copper products that would result in soluble metals becoming entrained in stormwater) unless additional treatment is provided to avoid off-site effects;
 - iv. Siting, sizing, and engineering design of all stormwater management devices, including maintenance and operational requirements, and details of outfall scour protection;
 - v. Protection and enhancement of on-site [wetlands](#), streams, areas of open space and receiving environments; and
 - vi. The requirements set out in *Appendix 12B: Performance Standard, Stormwater*.
- c. Having regard to the matters set out in b. above, and the matters listed in Table 9 of the Integrated Stormwater Management Plan (prepared by Harrison Grierson, reference R004-A2111686-ISMP, dated January 2024), the assessment must demonstrate how the proposed stormwater management system is the best practicable option for preventing or minimising the adverse hydrologic and water quality effects of the proposal on the environment.
- d. A [subdivision](#) or permanent land use [activity](#) which complies with a. – c. above is not required to meet clause c. vi. of *Appendix 12B: Performance Standard, Stormwater*.

Insert new Controlled Activity – Matters of Control and Conditions Rule 12B.3.2.13 Specific Urban Growth Requirements – Ohauiti South Urban Growth Area as follows:

12B.3.2.13 Specific Urban Growth Area Requirements – Ohauiti South Urban Growth Area

In addition to *Rule 12B.3.2 - Controlled Activities – Matters of Control and Conditions*, in considering any [subdivision](#) or permanent land use [activity](#) within the Ohauiti South Urban Growth Area on *UG 12, Section 6, Urban Growth Plans, (Plan Maps, Part B)* the [Council](#) reserves control over the following matters:

- a. Implementation of the applicable [infrastructure](#) in accordance with *UG12, Section 6, Urban Growth Plans (Plan Maps, Part B)* and *Appendix 12J.1: Infrastructure and Open Space Requirements Schedule*.
- b. The outcomes set out within the [infrastructure](#) capacity assessment required by *Rule 12B.3.1.19 e. - Specific Urban Growth Area Requirements – Ohauiti South Urban Growth Area* and the capacity of water and [wastewater infrastructure](#) in the local catchment to accommodate expected demands within the Ohauiti South Urban Growth Area.

- c. The safe and efficient operation and maintenance of the gas transmission pipeline in accordance with the assessment required by Rule 12B.3.1.19 g - Specific Urban Growth Area Requirements – Ohauiti South Urban Growth Area.

Stormwater Management

- d. The implementation of stormwater management measures to ensure compliance with the relevant approved stormwater discharge consent and any stormwater management plan, and any other mitigation measures set out within the stormwater management assessment prepared in accordance with Rule 12B.3.1.20 – Specific Urban Growth Area Requirements – Stormwater Management within the Ohauiti South Urban Growth Area.

Amend Restricted Discretionary Activity Rule 12B.4 Restricted Discretionary Activity Rules as follows:

12B.4 Restricted Discretionary Activity Rules

The following are Restricted Discretionary Activities:

- g. Any subdivision or permanent land use activity in the Medium Density Residential Zone within the Ohauiti South Urban Growth Area that does not comply with Rule 12B.3.1.19 c. - Specific Urban Growth Area Requirements – Ohauiti South Urban Growth Area in relation to clause 2. a. of Appendix 12J.1: Infrastructure and Open Space Requirements Schedule.

Insert new Restricted Discretionary Activity – Standards and Terms Rule 12B.4.2.3 - Specific Urban Growth Area Requirements – Ohauiti South Urban Growth Area as follows:

12B.4.2.3 Specific Urban Growth Area Requirements – Ohauiti South Urban Growth Area

Any application for subdivision or permanent land use activity must be accompanied by an integrated transport assessment prepared by a suitably qualified transport engineer.

Insert new Restricted Discretionary Activity – Matters of Discretion and Conditions Rule 12B.4.3.6 - Specific Urban Growth Area Requirements – Ohauiti South Urban Growth Area as follows:

12B.4.3.6 Specific Urban Growth Area Requirements – Ohauiti South Urban Growth Area

In considering any application made under Rule 12B.4 g. - Ohauiti South Urban Growth Area, the Council restricts the exercise of its discretion to:

- a. Whether the following intersections can operate safely and efficiently:
- i. State Highway 29A / Poike Road
 - ii. Poike Road / Hollister Lane
 - iii. Poike Road / Ohauiti Road
- b. The adverse effects on the transport network for the intersections set out in Rule 12B.4.3.6 a. – Specific Urban Growth Area Requirements – Ohauiti South Urban Growth Area above, and any measures to avoid, remedy or mitigate these; and
- c. Any recommendations of the integrated transport assessment.

Amend Discretionary Activity Rule 12B.5 Discretionary Activity Rules as follows:

12B.5 Discretionary Activity Rules

The following are Discretionary Activities:

- g. Any subdivision that does not comply with the requirements of Rule 12B.3.1.19 - Specific Urban Growth Area Requirements – Ohauiti South Urban Growth Area, and Rule 12B.3.1.20 - Specific Urban Growth Area Requirements – Stormwater Management in the Ohauiti South Urban Growth Area, other than those activities identified in Rule 12B.4 – Restricted Discretionary Activities.

Insert new Controlled Activity – Standards and Terms Rule 12D.3.1.7 Specific Urban Growth Area Requirements - Ohauiti South Urban Growth Area as follows:

12D.3.1.7 Specific Urban Growth Area Requirements – Ohauiti South Urban Growth Area

In addition to the requirements of Rules 12D.3.1.1 – 12D.3.1.6, any subdivision must comply with the applicable standards and terms set out in Rule 12B.3.1.19 - Specific Urban Growth Area Requirements – Ohauiti South Urban Growth Area, and Rule 12B.3.1.20 - Specific Urban Growth Area Requirements – Stormwater Management in the Ohauiti South Urban Growth Area.

Insert new Controlled Activity – Matters of Control and Conditions Rule 12D.3.2.10 Specific Urban Growth Area Requirements – Ohauiti South Urban Growth Area as follows:

12D.3.2.10 Specific Urban Growth Area Requirements – Ohauiti South Urban Growth Area

In addition to the matters of control and conditions specified in Rule 12D.3.2 – Controlled Activities – Matters of Control and Conditions, the Council also reserves control over how the design, construction and location of infrastructure and services to, and within the subdivision is in accordance with the Ohauiti South Urban Growth Area on UG12, Section 6, Urban Growth Plans (Plan Maps, Part B).

Amend Discretionary Activity Rule 12D.5 – Discretionary Activities as follows:

12D.5 Discretionary Activities

The following are Discretionary Activities:

- e. Any subdivision that does not comply with Rule 12D.3.1.7 - Specific Urban Growth Area Requirements – Ohauiti South Urban Growth Area.

Insert new Appendix 12J: Ohauiti South Urban Growth Area – Infrastructure and Open Space Requirements

Appendix 12J: Ohauiti South Urban Growth Area – Infrastructure and Open Space Requirements

Appendix 12J.1: Infrastructure and Open Space Requirements Schedule

Transportation Infrastructure

1. For Area 1 (East Block) as shown in *Appendix 12J.2: Transportation Infrastructure Plan*:
 - a. The upgrade of Upper Ohauiti Road, between Boscabel Drive and the southern extent of Area 1, to a [collector road](#) status that includes the street design elements in *Diagram UD102 – Upper Ohauiti Road* of *Appendix 12J.3: Transportation Network Street Design Diagrams*; and
 - b. The [construction](#) of a roundabout on Upper Ohauiti Road, in the location identified in *Appendix 12J.2: Transportation Infrastructure Plan*, that is sized to provide a turnaround facility for buses.
 - c. The [construction](#) of an internal road network that includes the street elements in *Diagrams UD101 – Local Street* and *UD103 – Minor Road (Cul-De-Sac)* of *Appendix 12J.3: Transportation Network Street Design Diagrams*.
2. For Area 2 (West Block) as shown in *Appendix 12J.2: Transportation Infrastructure Plan*:
 - a. The two-laning of State Highway 29A between Poike Road and Oropi Road in the westbound direction; and
 - b. The transportation upgrades set out in 1. a. and 1. b. of *Appendix 12J.1: Infrastructure Requirements Schedule* (unless delivered through development of Area 1); and
 - c. The upgrade of Upper Ohauiti Road, between the southern extent of Area 1 (East Block) and the southern extent of Area 2 (West Block), to a [collector road](#) status that includes the street design elements in the *Diagram UD102 – Upper Ohauiti Road* of *Appendix 12J.3: Transportation Network Street Design Diagrams*.
 - d. The [construction](#) of an internal road network that includes the street elements in *Diagrams UD100 – Neighbourhood Street*, *UD101 – Local Street* and *UD103 – Minor Road (Cul-De-Sac)* of *Appendix 12J.3: Transportation Network Street Design Diagrams*.

Wastewater Infrastructure

3. For Area 1 (East Block) and Area 2 (West Block) shown in *Appendix 12J.4: Water and Wastewater Infrastructure Plan*:
 - a. A new 225mm [wastewater](#) gravity main from a new manhole to be installed at the proposed roundabout on Upper Ohauiti Road (constructed in accordance with 1. b. of *Appendix 12J.1: Infrastructure and Open Space Requirements Schedule*) extending to the existing gravity main in Ohauiti Road (manhole WW77866) shown in *Appendix 12J.4: Water and Wastewater Infrastructure Plan*; and
 - b. The upgrade of the existing 150mm diameter [wastewater](#) gravity main located between manholes WW86356 (Ohauiti Reserve) and WW77866 to a minimum 225mm diameter gravity main shown in *Appendix 12J.4: Water and Wastewater Infrastructure Plan*.

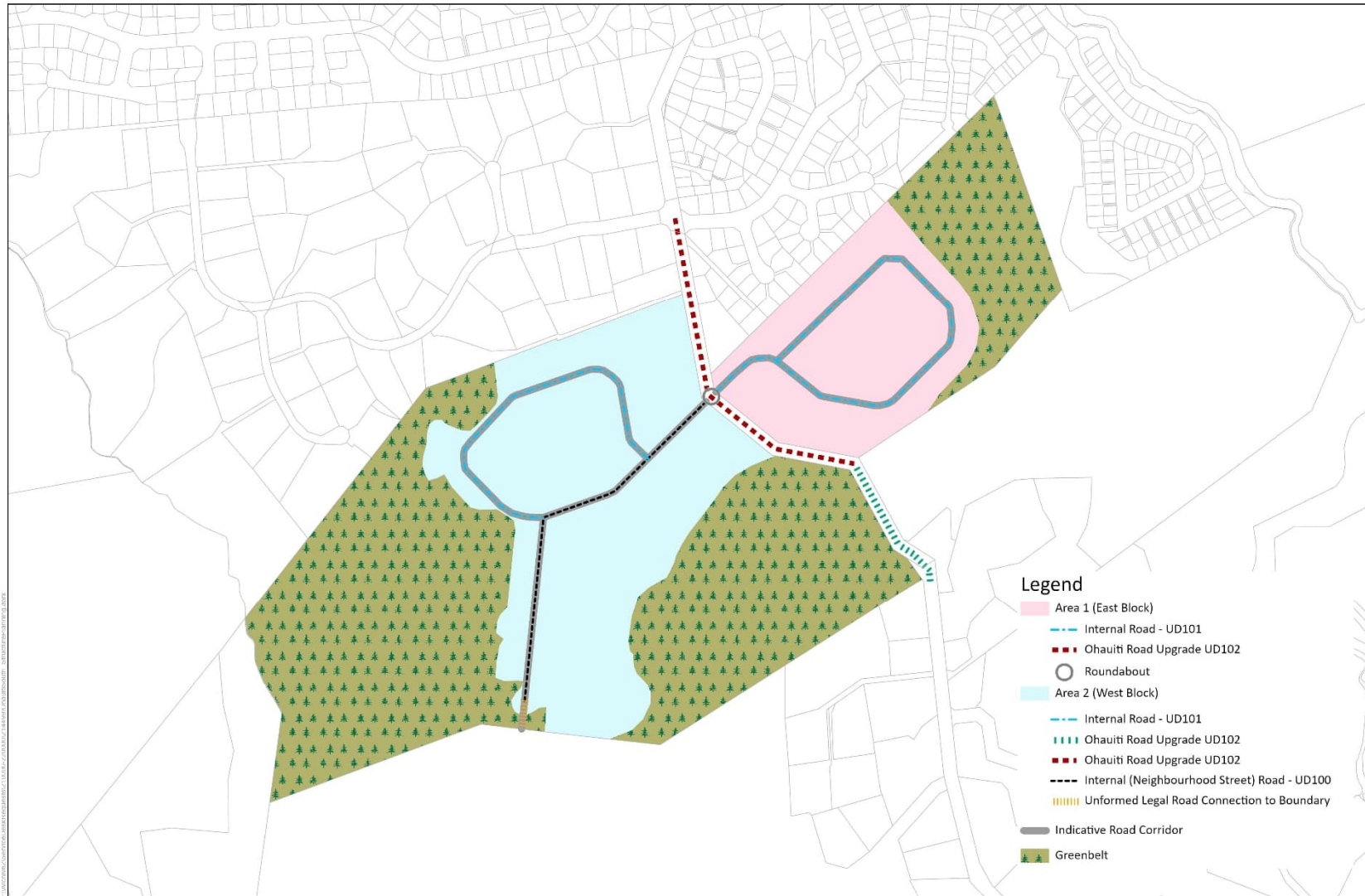
Water Infrastructure

4. For Area 2 (West Block) shown in *Appendix 12J.4: Water and Wastewater Infrastructure Plan*:
 - a. The upgrade of the existing 200mm water main within Upper Ohauiti Road extending from fitting WS95227 along the entire length of the Western Block Upper Ohauiti Road frontage (approx. 590m) to a 250mm (internal diameter) main or provide an additional 150mm (minimum internal diameter) rider main to achieve the same capacity outcome.

Open Space

5. That open space must be provided for on Area 1 (East Block) and Area 2 (West Block) as indicatively shown in *Appendix 12J.5: Indicative Open Space Plan*.

Appendix 12J.2: Transportation Infrastructure Plan



Appendix 12J.3: Transportation Network Street Design Diagrams

Diagram UD100 – Neighbourhood Street



TAURANGA STREET DESIGN TOOL

Activity Selection:

- Located within 500m of a school.
- Bus route & cycle route provided.
- Medium density with vehicle access on one side of the street.

Link Elements:

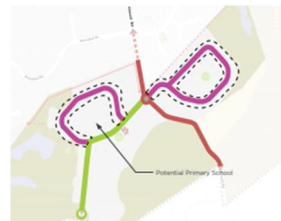
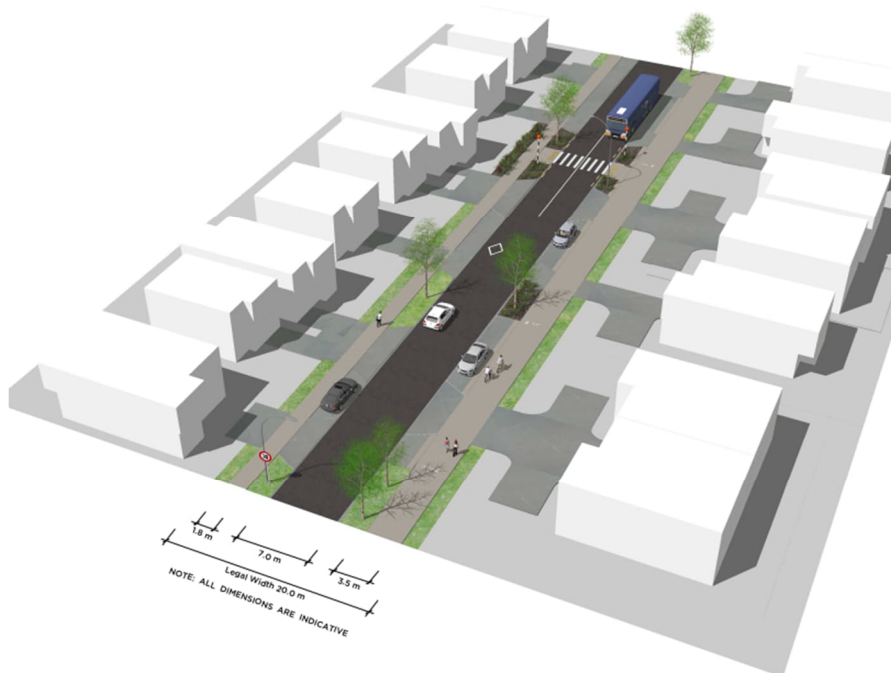
- One lane in each direction, with centreline.
- Wider lane for truck or bus (overwidth lane).
- Footpath on both sides of the street.
- Protected or buffered cycle lane.
- Bus stop with shelter (associated with school and/or local shops).
- 40km/h design speed.
- Overland flow path along kerb and channel.
- Stormwater treatment (such as raingardens/tree pits/swales).

Place Elements:

- Formal car parks.
- Pedestrian crossing.
- Planting at intersections.
- Special footpath surfaces.
- Street trees.
- Planting in berms.

Note: This table shows indicative selections. The Street Design Tool and IDC would be utilised at the time of subdivision and resource consent application stage to determine the exact range of elements, their layout and their dimensions.

Diagram UD101 – Local Street



TAURANGA STREET DESIGN TOOL

Activity Selection:

- Low density Residential on both sides of the street, both with vehicle access to properties.
- Potential Primary School on one side.

Link Elements:

- One lane in each direction, without centreline.
- Potential bus route (one direction).
- Footpath on both sides of the street.
- Shared path (associated with primary school; one side only).
- Traffic calming.
- 30km/h design speed.
- Overland flow path along kerb and channel.
- Stormwater treatment (such as raingardens/tree pits/swales).

Place Elements:

- Formal car parks.
- Pedestrian crossing.
- Special footpath surfaces.
- Street trees.

Note: This table shows indicative selections. The Street Design Tool and IDC would be utilised at the time of subdivision and resource consent application stage to determine the exact range of elements, their layout and their dimensions.

Diagram UD102 – Upper Ohauti Road



KEY PLAN

TAURANGA STREET DESIGN TOOL

- Activity Selection:**
- Low density Residential on both sides of the street.
 - Limited vehicle access to properties is required.
 - Road corridor is existing and has a constrained width of 20.1m.
- Link Elements:**
- One lane in each direction, with centreline.
 - Potential Bus route in both directions.
 - Footpath on both sides of the street.
 - Cycle path on both sides of the street.
 - 40km/h design speed.
 - Overland flow path along kerb and channel.
- Place Elements:**
- Pedestrian crossing.
 - Special footpath surfaces.
 - Street trees.

Note: This table shows indicative selections. The Street Design Tool and IDC would be utilised at the time of subdivision and resource consent application stage to determine the exact range of elements, their layout and their dimensions.

Diagram UD103 – Minor Road (Cul-De-Sac)

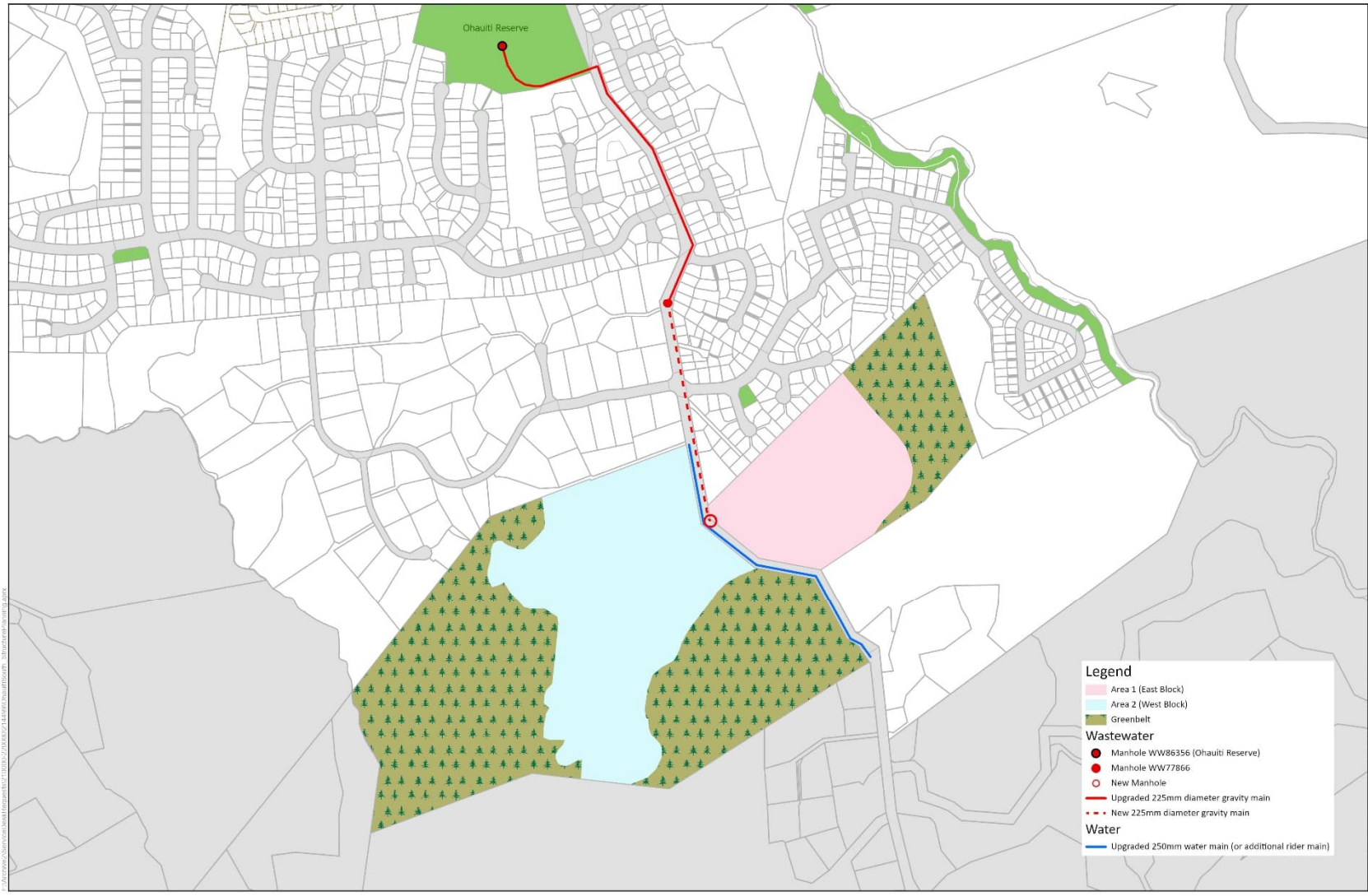


TAURANGA STREET DESIGN TOOL

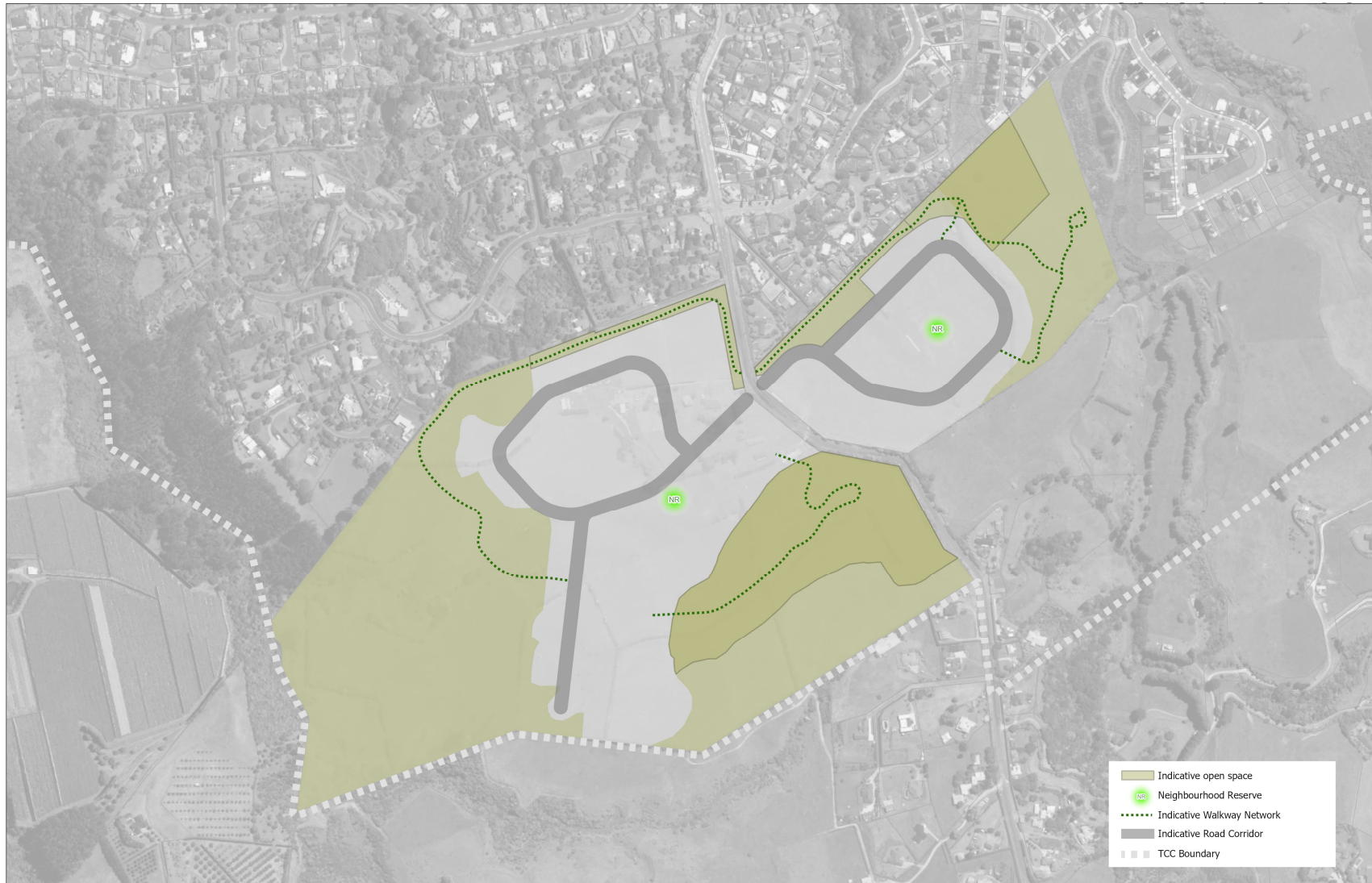
- Activity Selection:**
- Low density on both sides of the street, both with vehicle access.
- Link Element Selection:**
- Shared lane.
 - Footpath shared with carriageway or acceptable on one and both sides.
 - Cyclists sharing the carriageway.
 - Traffic calming.
 - 20km/h design speed.
 - Overland flow path along kerb and channel.
- Place Element Selection:**
- Layout of vehicle crossings.
 - Street trees.

Note: This table shows indicative selections. The Street Design Tool and IDC would be utilised at the time of subdivision and resource consent application stage to determine the exact range of elements, their layout and their dimensions.

Appendix 12J.4: Water and Wastewater Infrastructure Plan



Appendix 12J.5: Indicative Open Space Plan



Chapter 14 – Residential Zones

Amend Rule 14B.2.17 – Specific Urban Growth Area Requirements as follows:

14B.2.17 Specific Urban Growth Area Requirements

Activities within an urban growth area must ensure compliance with the following:

....

- i. Rule 12B.3.1.19 - Specific Urban Growth Area Requirements – Ohauiti South Urban Growth Area; and
- j. Rule 12B.3.1.20 - Specific Urban Growth Area Requirements – Stormwater Management in the Ohauiti South Urban Growth Area.

Amend Rule 14B.31 – Discretionary Activity Rules as follows:

14B.31 Discretionary Activity Rules

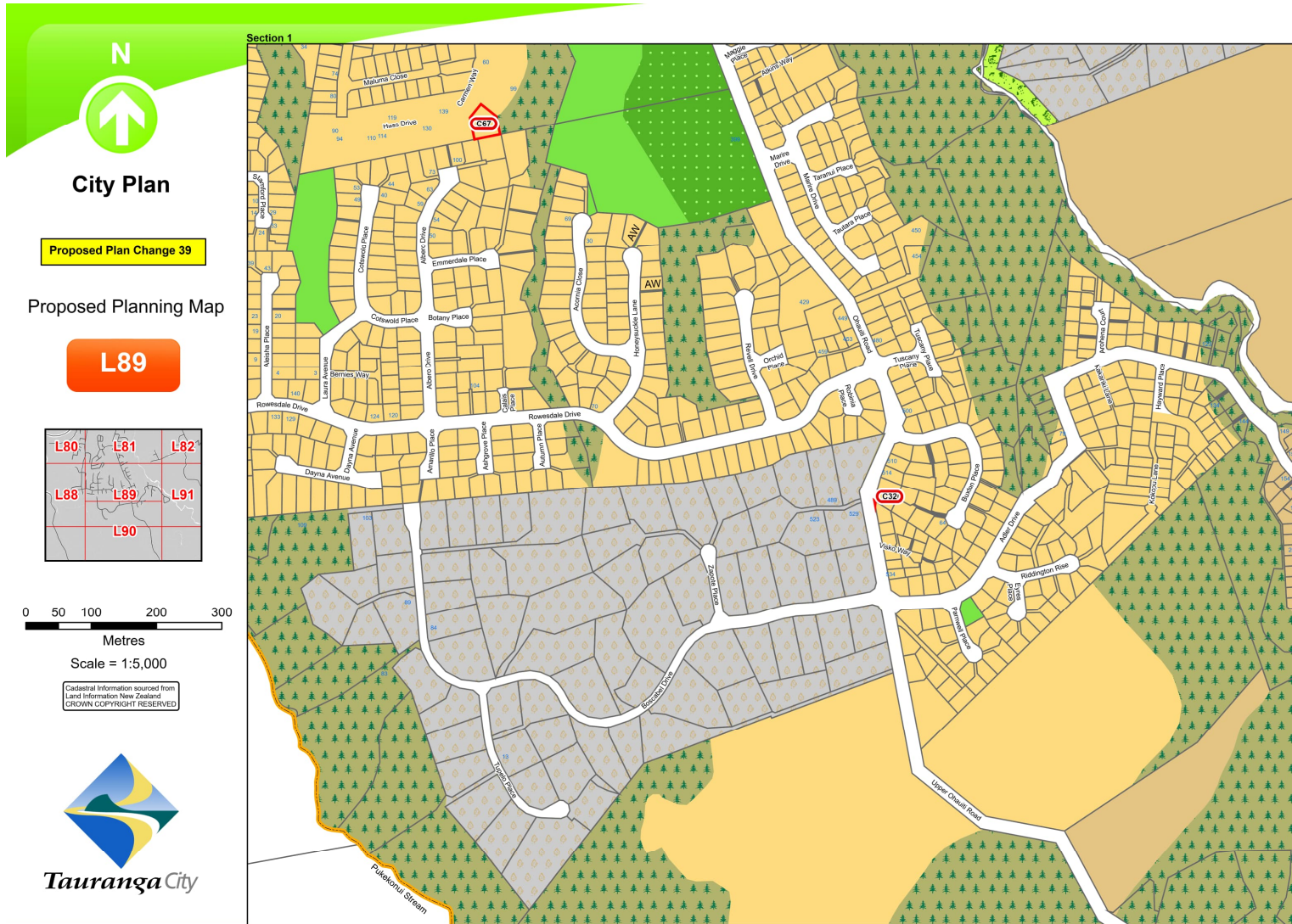
The following are Discretionary Activities:

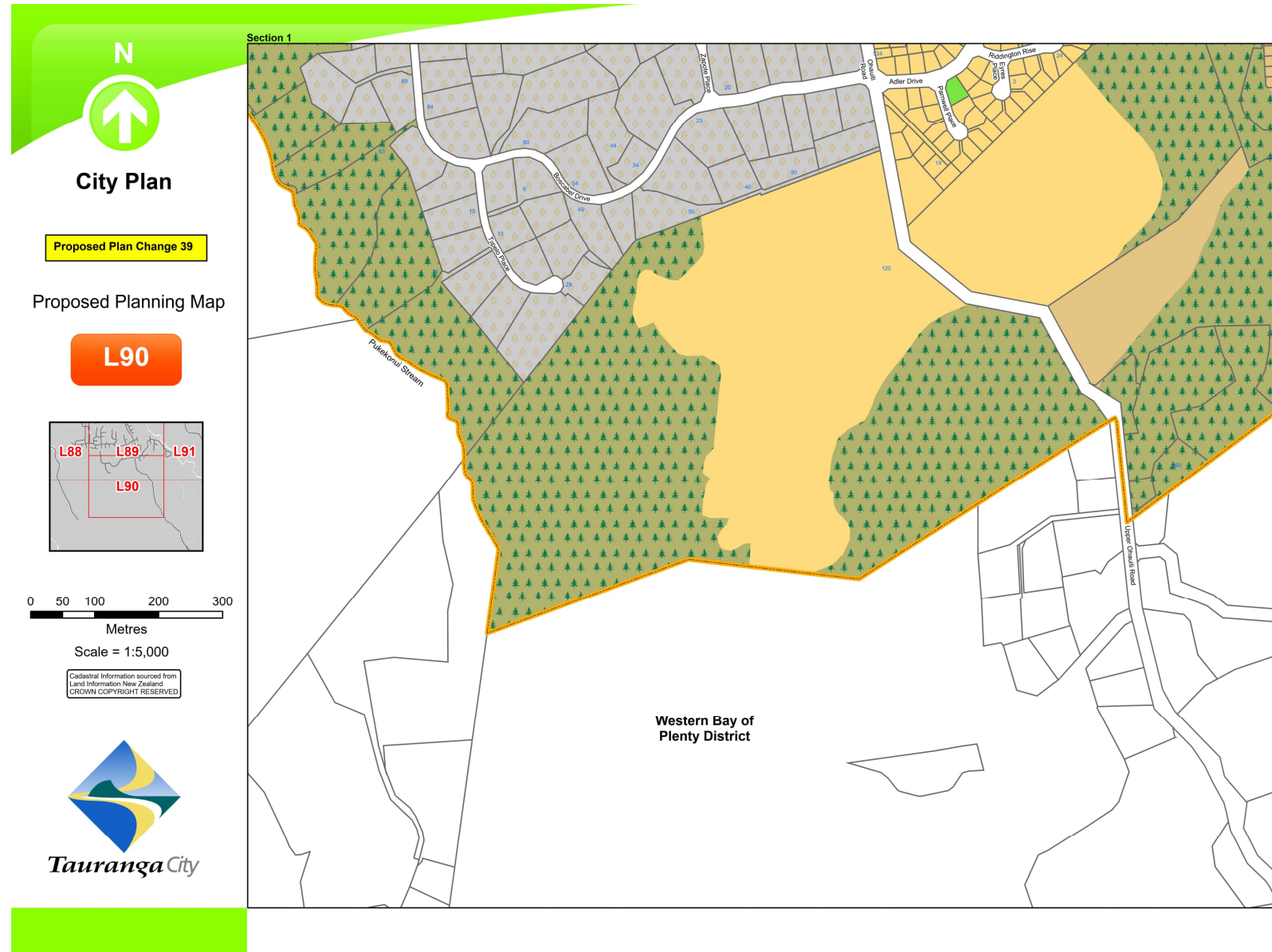
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- k. Any activity that does not comply with Rules 14B.2.17 i. and j. - Specific Urban Growth Area Requirements.

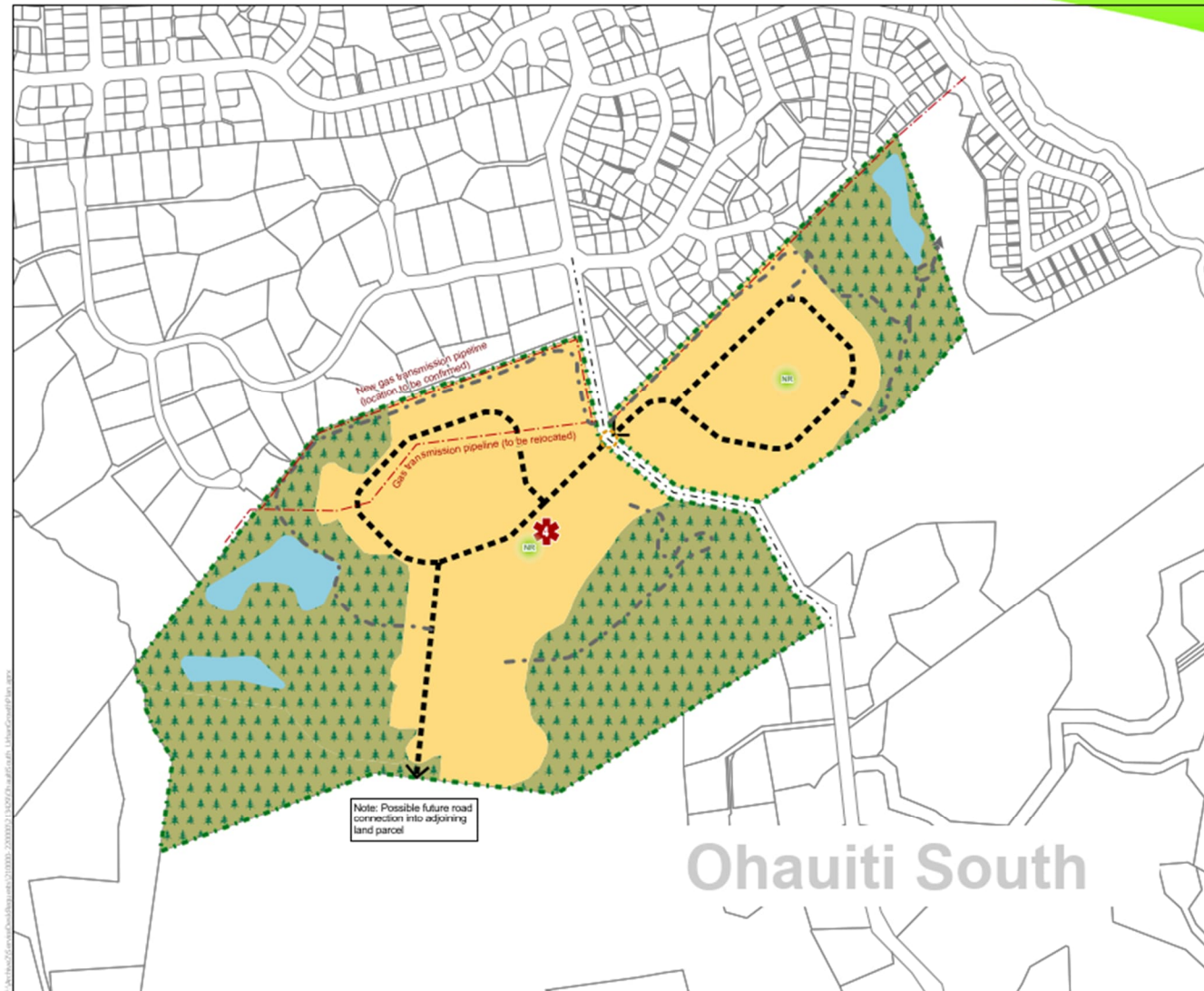
Part B - Plan Maps

Amend Section 1 Left: Map 89 and Left: Map 90 by replacing Maps L89 and L90 as follows:





Insert new Urban Growth Plan – UG12, Section 6, Urban Growth Plans (Plan Maps, Part B)



City Plan

Urban Growth Plan

UG 12

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Tauranga City