



TAURANGA CITY COUNCIL

OPERATIVE CITY PLAN

Variation 1 to Plan Change 33 – Tauriko West Urban Growth Area

Independent Hearing Panel's recommendations

February 2025

Independent Hearing Panel Recommendation Tracked Changes to Operative Tauranga City Plan

The amendments to Variation 1 to Plan Change 33 – Tauriko West Urban Growth Area as recommended by the Independent Hearing Panel are set out below.

Key

Text additions proposed by Council, the s42A authors or submitters that the Panel recommends be accepted are shown underlined.

Text deletions proposed by Council, the s.42A authors or submitters that the Panel recommends be accepted are shown ~~struckthrough~~.

Further text additions or deletions that the Panel has made following the hearing of evidence and submissions are identified with grey shading.

Text that is not underlined or struck through is Variation 1 to Plan Change 33 as notified.

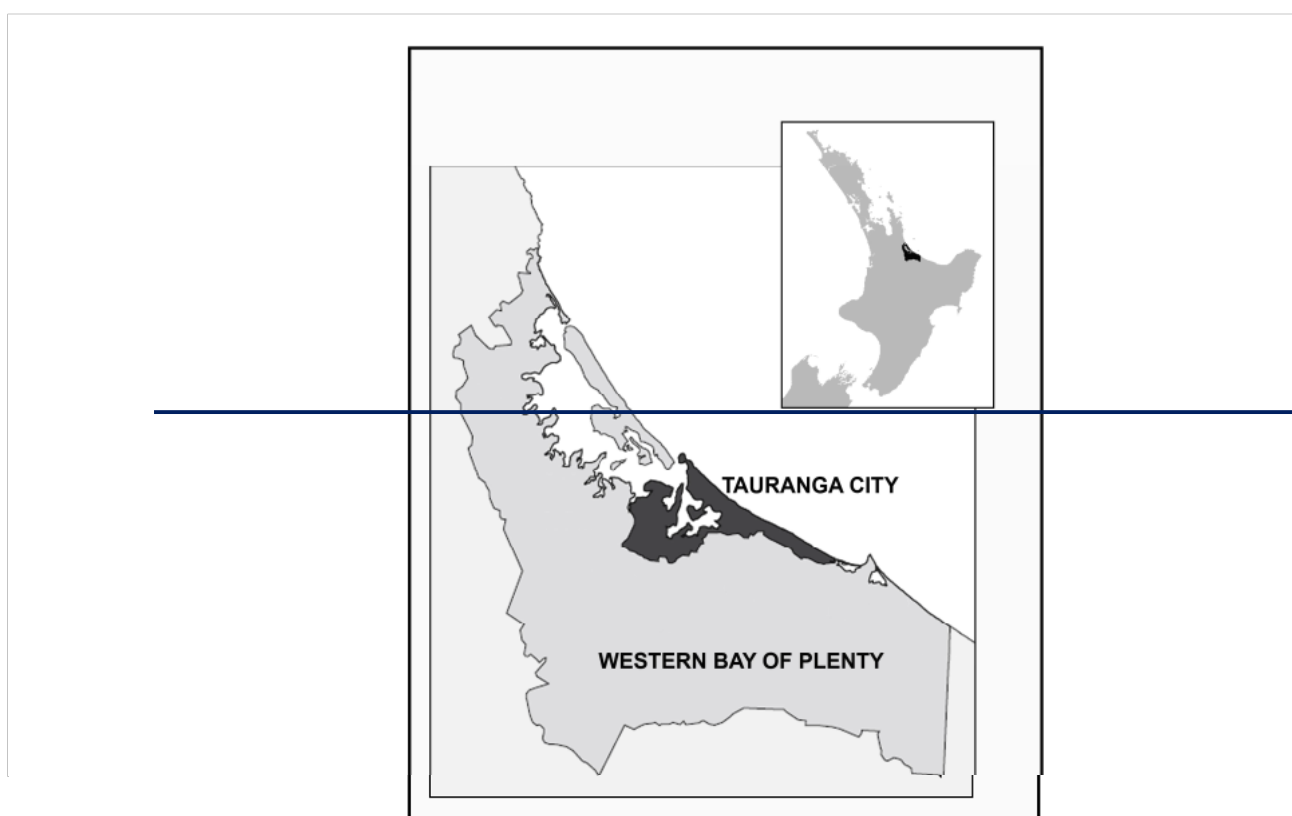
Terms that are defined in the City Plan in Chapter 3 are shown in blue text, and include any new or amended definitions proposed by Variation 1 to Plan Change 33.

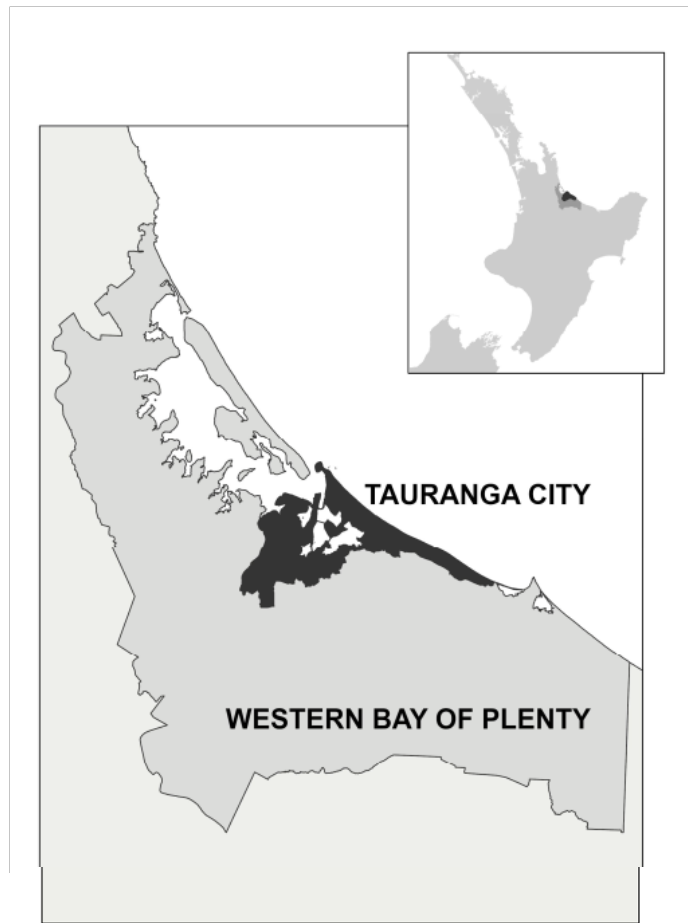
Chapter 2 Issues Overview

2A.1 Other Relevant Legislation and Cross-Boundary Issues

The City shares a land border with Western Bay of Plenty District Council and a sea border with the Bay of Plenty Regional Council at **mean high water springs (MHWS)**. Although **MHWS** has been illustrated on the (Plan Maps, Part B) it should be noted that this is not a fixed and surveyed line but rather one which provides an indicative representation of the **Council's jurisdictional boundary** based on an accepted **height** above sea level of 0.66m above **NZVD16 Datum** for the inner harbour and 0.79m above **NZVD16 Datum** along the open coast. The Regional Council also has jurisdiction over the use of resources within **the City** through its functions under the **RMA**, exercised through the Regional Plans. These areas of jurisdiction are identified in **Figure 2A.2: The City and Surrounds**.

Figure 2A.2: The City and Surrounds





The relationship of the framework for resource management under the *RMA* to *the City* and surrounds is described in *Figure 2A.3: Resource Management Responsibilities & Areas of Application*.

Chapter 3 Definitions

minor structures and activities

In relation to the Wairoa River Important Amenity Landscape Management Area means:

- a. Gardens, trees, paving areas and landscaped areas;
- b. Garden structures (including but not limited to fences, steps, pergolas, shade sails, barbeque areas, clotheslines, letterboxes);
- c. Decks less than 1m in height and 30m² in area;

nett developable area

In relation to the Tauriko West Urban Growth Area (as identified in *UG11, Section 6, Urban Growth Plans (Plan Maps, Part B)*), means a given area of land for greenfield subdivision/development and includes land used for:

- a. Residential activity purposes, including all open space and on-site parking associated with dwellings;
- b. Local roads and roading corridors, including pedestrian and cycleways (and excluding expressways, motorways, strategic roads and arterial roads as defined in the road hierarchy);
- c. Collector roads and roading corridors (as defined in the road hierarchy) where direct access from allotments is obtained. Where only one side of the collector road or roading corridor has direct access only 50% of the collector road or roading corridor shall be used for the purpose of this definition;
- d. Neighbourhood reserves;
- e. But excludes land that is:
 - i. Stormwater ponds and detention areas;
 - ii. Geotechnically constrained (such as land subject to subsidence or inundation);
 - iii. Set aside to protect significant ecological, cultural, heritage or landscape values;
 - iv. Set aside for non-local recreation, esplanade reserves or access strips that form part of a larger regional, sub-regional, or district network;
 - v. Identified or used for non-residential activities including business activities, schools, network utilities, health centres, or other district, regional or sub-regional facilities.
 - vi. Described in clause b. and land used for rights of way or jointly owned access lots, that is in excess of 30% of the total land area for the subdivision/development after excluding the areas in clauses i. to v. above.

permanently flowing river or stream

Includes both the modified and unmodified watercourses with a defined channel and banks which are subject to year-round flowing water of the:

- a. Wairoa River and associated tributaries in the Tauriko West Urban Growth Area;
- b. Waiorohi Stream and associated tributaries;
- c. Waimapu Stream and associated tributaries;
- d. Kopurererua Stream and associated tributaries;
- e. Kaitemako Stream;
- f. Waitao Stream and associated tributaries;
- g. Arateka Stream;
- h. Puketanui Stream and associated tributaries;
- i. Waioraka Stream and associated tributaries;
- j. Kaituna River;
- k. Those unnamed rivers/streams.

as identified in *Diagram 14, Section 5 of Part B (Plan Maps)*.

Section 4C Earthworks

4C.2.7 Outstanding Natural Features and Landscapes and Important Amenity Landscape Plan Areas

In addition to Rule 4C.2.2 — All Zones, earthworks undertaken within an [Outstanding Natural Feature and Landscape Plan Area](#) or an [Important Amenity Landscape Plan Area](#) shall:

- a. Be associated with [activities](#) listed as Permitted in Chapter 6 — Natural Features and Landscapes; or
- b. Not alter the ground level by more than 1 metre where those [earthworks](#) are associated with [primary production activities](#).
- c. Not alter the ground level such that it will result in more than a 1:5 gradient within the Wairoa River Valley [Important Amenity Landscape](#) Management Area in the Tauriko West [Urban Growth Area](#).

Chapter 6 Natural Features and Landscapes

6A.3.4 – Development within the Tauriko West Urban Growth Area

- a. All buildings and structures, excluding fences and minor structures and activities, within the Wairoa River Valley Important Amenity Landscape Management Area in the Tauriko West Urban Growth Area as defined on the Plan Maps (Part B) shall be setback 5 metres from the boundary of the Wairoa River Valley Important Amenity Landscape Plan Area.
- b. For any part of a building within the Wairoa River Valley Important Amenity Landscape Management Area in the Tauriko West Urban Growth Area as defined on the Plan Maps (Part B):
 - i. No part of any surface of any roof shall have reflectance values exceeding 25%;
 - ii. No part of any surface with an exterior wall, gutter, downpipes, joinery and fencing shall have a reflectance value exceeding 35%;
 - iii. For the purposes of this rule, the term 'reflectance value' shall have the same meaning as used in British Standard 5252:1976 Framework for colour coordination for building purposes;
 - iv. The use of colours under this rule shall not include any of the colours listed in Group E 49-58 in British Standard 5252:1976 Framework for colour coordination for building purposes;
- c. Fencing within the Wairoa River Valley Important Amenity Landscape Management Area in the Tauriko West Urban Growth Area as defined on the Plan Maps (Part B) shall:
 - i. Be no more than 1.2 metres in height and at least 80% visually permeable when viewed towards the Wairoa River Valley Important Amenity Landscape Plan Area; and
 - ii. Where located within the 5 metre setback from the Wairoa River Valley Important Amenity Landscape Plan Area, side boundary fencing shall be 1.2 metres high and achieve 50% visual permeability.

Note: Any activity that does not comply with Rule 6A.3.34 a. – Development within the Tauriko West Urban Growth Area shall be considered a Discretionary Activity.

Note: Any activity that does not comply with Rule 6A.3.34 b. and/or c., – Development within the Tauriko West Urban Growth Area shall be considered a Restricted Discretionary Activity.

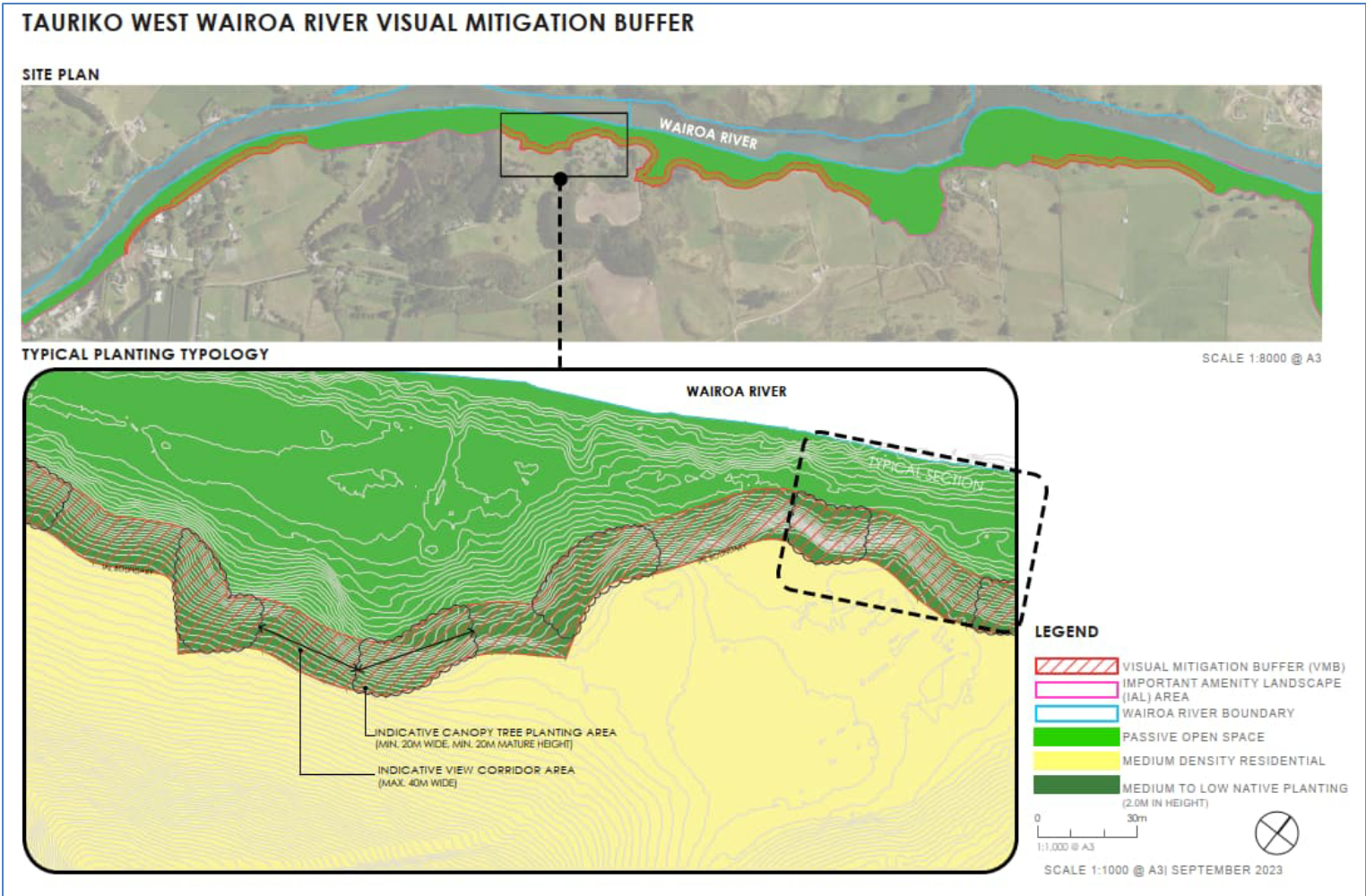
6A.4.2 Restricted Discretionary Activity - Matters of Discretion and Conditions

The Council shall restrict the exercise of its discretion to:

- a. The height, scale, and location of any building, structure, or sign;
- b. The use of materials on the exterior of any building or structure, including the use of colour;
- c. The nature, location and extent of any proposed earthworks;
- d. The location and design of access, parking areas; infrastructure and services or fences;
- e. Whether the proposed activity, building or structure will adversely affect the indigenous flora and fauna values and whether retention of indigenous and exotic vegetation, reinstatement of indigenous vegetation or provision of new indigenous planting is required;

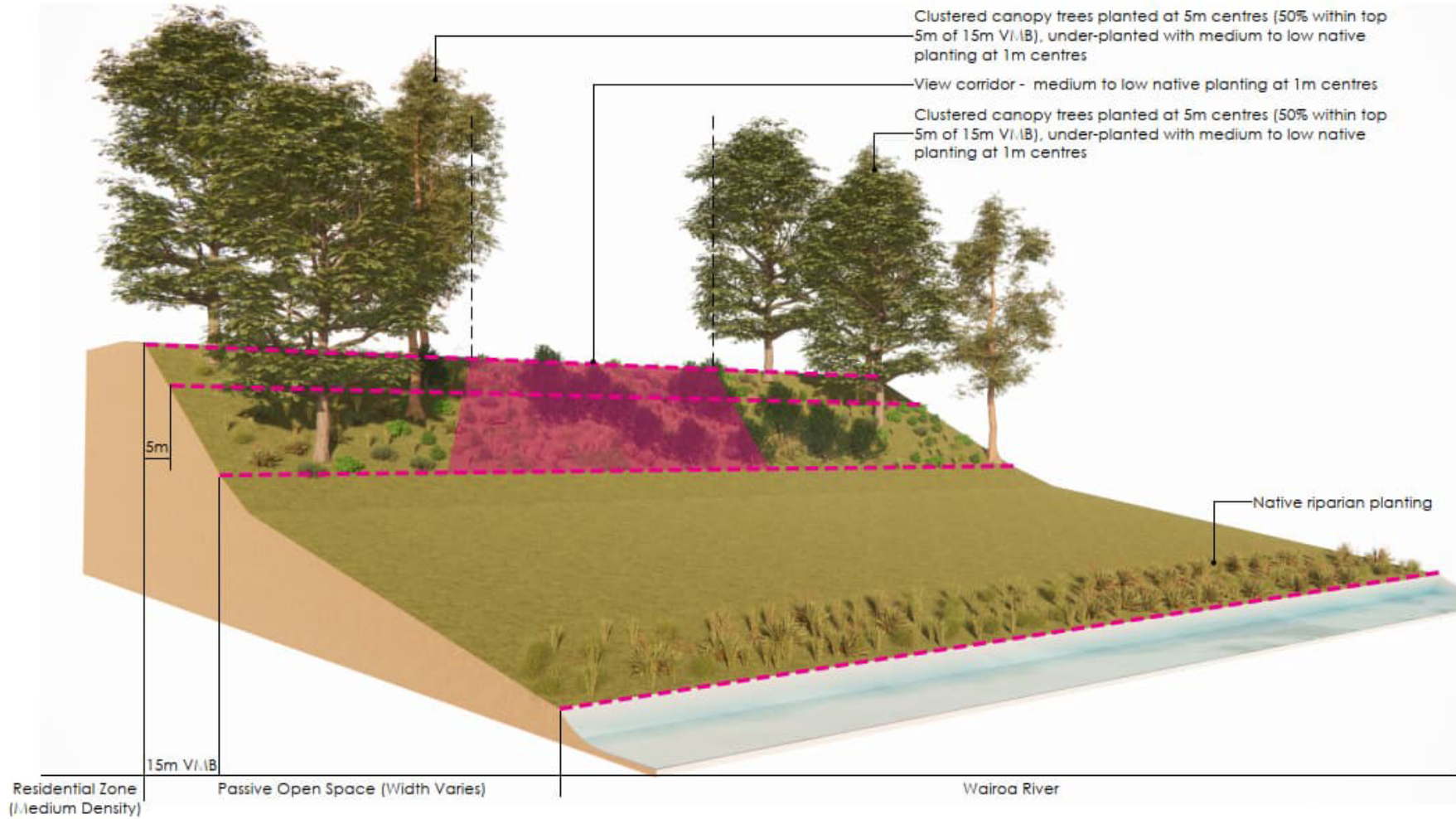
- f. Whether the proposed [activity](#), [building](#) or [structure](#) will adversely affect the factors, values and associations of a specific landscape feature and whether retention of specific landscape features or reinstatement of those features is required;
- g. In addition to a. to f. above for the harvesting of [forestry](#) in existence at the notification of [the Plan](#), the following shall apply:
 - i. Techniques to ensure that the existing formation of the dunal system prior to harvesting is retained;
 - ii. Requirements for mitigation planting to retain the existing formation of the dunal system following harvesting;
 - iii. Requirements for remediation of the dunal system once the forest is harvested.
- h. In addition to a. to f. above for any permanent land use in the Tauriko West [Urban Growth Area](#), the following shall also apply: :
 - i. The extent to which the [building](#) and/or [structure](#) will be visible in whole or in part, when viewed perpendicularly from within 20m of the Wairoa River's eastern bank.

Appendix 6G: Tauriko West Urban Growth Area Visual Mitigation and Landscaping Specifications



TAURIKO WEST WAIROA RIVER VISUAL MITIGATION BUFFER WITHIN IMPORTANT AMENITY LANDSCAPE AREA

TYPICAL SECTION



TAURIKO WEST WAIROA RIVER VISUAL MITIGATION BUFFER

SPECIES LIST

Botanical Name	Common Name	Type	Planting Density (Centres)	Planting Location
<i>Agathis australis</i>	Kauri	Canopy Planting	5m	Canopy Tree Planting Area
<i>Alectryon excelsus</i>	Titoki	Full Tier	3m	View Corridor - Bottom Half of Slope
<i>Coprosma lucida</i>	Karamu	Full Tier	3m	View Corridor - Bottom Half of Slope
<i>Coprosma repens</i>	Taupata	Full Tier	3m	View Corridor - Bottom Half of Slope
<i>Coprosma robusta</i>	Karamu	Full Tier	3m	View Corridor - Bottom Half of Slope
<i>Cordyline australis</i>	Ti kouka	Full Tier	2m	Any Location
<i>Cortaderia fulvida</i>	Taitoi	Medium-Low Planting	1m	View Corridors
<i>Corynocarpus laevigatus</i>	Karaka	Full Tier	5m	Canopy Tree Planting Area - Bottom Half of Slope
<i>Dacrycarpus dacrydioides</i>	Kahikatea	Canopy Planting	5m	Canopy Tree Planting Area
<i>Dacrydium cupressinum</i>	Rimu	Canopy Planting	5m	Canopy Tree Planting Area
<i>Dodonaea viscosa</i>	Akeake	Full Tier	3m	View Corridor - Bottom Half of Slope
<i>Knightia excelsa</i>	Rewarewa	Canopy Planting	5m	Canopy Tree Planting Area
<i>Kunzea ericoides</i>	Kanuka	Full Tier	3m	View Corridor - Bottom Half of Slope
<i>Leptospermum scoparium</i>	Manuka	Full Tier	3m	View Corridor - Bottom Half of Slope
<i>Macropiper excelsum</i>	Kawakawa	Full Tier	3m	View Corridor - Bottom Half of Slope
<i>Meliccytus ramiflorus</i>	Manihoe	Full Tier	5m	Canopy Tree Planting Area - Bottom Half of Slope
<i>Myoporum laetum</i>	Ngaio	Full Tier	3m	View Corridor - Bottom Half of Slope
<i>Myrsine australis</i>	Manapou	Full Tier	3m	View Corridor - Bottom Half of Slope
<i>Phormium tenax</i>	Harakeke	Medium-Low Planting	1m	View Corridors
<i>Phormium cookianum</i>	Wharariki	Medium-Low Planting	1m	View Corridors
<i>Phyllocladus glaucus</i>	Toatoa	Full Tier	5m	Canopy Tree Planting Area - Bottom Half of Slope
<i>Pittosporum crassifolium</i>	Karo	Full Tier	3m	View Corridor - Bottom Half of Slope
<i>Pittosporum tenuifolium</i>	Kohuhu	Full Tier	3m	View Corridor - Bottom Half of Slope
<i>Plagianthus regius</i>	Ribbonwood	Full Tier	3m	Canopy Tree Planting Area - Bottom Half of Slope
<i>Podocarpus totara</i>	Totara	Full Tier	5m	Canopy Tree Planting Area - Bottom Half of Slope
<i>Prumnopitys ferruginea</i>	Maniro	Full Tier	5m	Canopy Tree Planting Area - Bottom Half of Slope
<i>Prumnopitys taxifolia</i>	Manatai	Canopy Planting	5m	Canopy Tree Planting Area
<i>Pseudopanax arboreus</i>	Five finger	Full Tier	3m	View Corridor - Bottom Half of Slope
<i>Pseudopanax crassifolius</i>	Lancewood	Full Tier	3m	Any Location
<i>Pseudopanax laetus</i>	Large Leaved Five finger	Full Tier	3m	View Corridor - Bottom Half of Slope
<i>Pseudopanax lessonii</i>	Houpara	Full Tier	3m	View Corridor - Bottom Half of Slope
<i>Sophora microphylla</i>	Kowhai	Full Tier	5m	Canopy Tree Planting Area - Bottom Half of Slope
<i>Vifex lucens</i>	Puriri	Full Tier	5m	Canopy Tree Planting Area - Bottom Half of Slope
<i>Weinmannia racemosa</i>	Kamaha	Canopy Planting	5m	Canopy Tree Planting Area

Chapter 12 Subdivision

Section 12A General Subdivision Provisions

Policy 12A.1.1.2 — Target Yields in Urban Growth Areas

- a. By ensuring that a target average **nett yield** of at least 15 dwellings per hectare for **subdivision** within areas identified on the Urban Growth Plans (other than for Tauriko West) included in the Plan Maps (Part B) is achieved through:
- a. i. A baseline minimum **nett yield** requirement of 12 dwellings per hectare applied to all **subdivision** that is progressively increased for each specified time period in accordance with **Rule 12B.3.1.1 — Development Intensity and Scale in Urban Growth Areas**;
 - b. ii. Recognising in the Pyes Pa West Urban Growth Area (**UG7, Plan Maps (Part B)**) the geotechnical constraints and topography, which traverses grades from RL 4.8 to RL 61.2 above **NZVD16 Datum**;
 - c. iii. Recognising in the Kennedy Road Urban Growth Area (**UG7, Plan Maps (Part B)**) both the significant topographical constraints, and the provision of transport, landscape and **infrastructure** links to the surrounding development;
 - d. iv. Recognising in the Hastings Road Urban Growth Area (**UG7, Plan Maps (Part B)**) the significant topographical constraints, and the provision of transport, landscape and **infrastructure** links to the surrounding development, including limitation of access to State Highway 29;
 - e. v. Recognising in the North West Bethlehem Urban Growth Area (**UG1, Plan Maps (Part B)**) the special relationship of that land to the Wairoa River escarpment, the **landscape character** of the area and relationship of tangata whenua to surrounding land;
 - f. vi. Recognising in the Wairakei Urban Growth Area (**UG9, Plan Maps (Part B)**) the **nett yield** requirements for the Medium Density Residential Zone and High Density Residential Centre Zone combine to achieve the target average **nett yield** for Wairakei.
- g.b. By ensuring that a target average **nett yield** of at least ~~22~~ 20 residential allotments per hectare for the first ~~800~~ 1,000 residential allotments and beyond that a target average **nett yield** of at least 25 residential allotments per hectare for **subdivision** within the **Medium Density Residential Zone in the Tauriko West Urban Growth Area (UG11, Plan Maps (Part B))** is achieved while recognising:
- i. **Geotechnical constraints and topography; and**
 - ii. **Landscape character, the management of interfaces and the special relationship of tangata whenua to the Wairoa River and Wairoa River Valley Important Amenity Landscape Management Area; and**
 - iii. **Current and 3-year assessed housing market conditions.**

Policy 12A.1.1.3 — Target Yield Shortfalls in Urban Growth Areas

By avoiding shortfalls in the minimum average **nett yield** within **urban growth areas** as set out in **Policy 12A.1.1.2 - Target Yields in Urban Growth Areas** unless the following circumstances apply:

- a. The **site** is subject to topographical, geotechnical and landform constraints that affect the achievability of the minimum average **nett yield**; and/ or;
- b. There is evidence that current housing market conditions may adversely affect the ability of the **subdivision** to achieve the minimum average **nett yields** in **Policy 12A.1.1.2 - Target Yields in Urban Growth Areas**; and
- c. The yield shortfall will not compromise the planned provision of cost-effective and efficient **infrastructure** and **services**;
- d. For non-complying activities, in addition to the matters above:
 - i. Achievement of the overall target average **nett yield** for the **urban growth area** will

- ii. not be unduly compromised;
 - ii. A plan is submitted showing indicative development, the balance of the stage and subsequent stages, and the likely total yield to be achieved;
 - e. For Pyes Pa West:
 - i. Options and opportunities for a variety of lot sizes, including opportunities for higher-density development within the Medium Density Residential Zone are possible;
 - f. For Wairakei Urban Growth Area ([UG9, Plan Maps \(Part B\)](#)), any shortfall in achievement of [nett yield](#) can be made up by higher yield development in other areas within the Medium Density Residential Zone, High Density Residential Zone and Wairakei Neighbourhood Centre Zone.
 - g. For Tauriko West [Urban Growth Area \(UG11, Plan Maps \(Part B\)\)](#), in addition to Policy 12A.1.1.3 a. to c., the following circumstances apply:
 - i. Required setbacks from the Wairoa River Valley [Important Amenity Landscape Plan Area](#) that may adversely affect the ability of subdivision to achieve the minimum nett yield in [Policy 12A.1.1.2 – Target Yields in Urban Growth Areas](#); or
 - ii. Any shortfall in achievement of nett yield that is not due to the circumstances in Policy 12A.1.1.3 a., b., c., or g. i. can be made up by higher yield development in other areas within the Medium Density Residential Zone in the Tauriko West [Urban Growth Area](#).

12B Subdivision in Residential Zones

12B Purpose of Subdivision in Residential Zones

The [subdivision](#) process accommodates [intensification](#) and [infill subdivision/development](#) where appropriate. Vacant allotments created through [subdivision](#) are of a usable shape and able to accommodate development in compliance with the minimum standards of the relevant zone. Where land use and [subdivision](#) are assessed and undertaken concurrently, or [subdivision](#) implements an approved land use, it may be appropriate to enable [subdivision](#) that does not comply with those minimum standards. [Subdivision](#) additionally provides for the creation of allotments around lawfully established residential activities.

The [residential zones](#) anticipate [infill development](#), comprehensive redevelopment of existing allotments and [greenfield subdivision/development](#) opportunities across [the City](#) to contribute to housing supply and accommodate growth.

The Medium Density Residential Zone will contribute to and support urban growth by delivering a higher density of housing than traditional suburban environments. [Subdivision](#) may follow or be concurrently considered with a land use resource consent, be around an existing lawfully established built form, or include vacant allotments. The shape factor requirements for vacant allotments ensure that resultant allotment shape and size can accommodate residential land use in accordance with the land use provisions contained in [Section 14B — Medium Density Residential Zone](#).

The High Density Residential Zone will deliver higher density housing, largely through concurrently considered land use and [subdivision](#) consent. It is anticipated that subdivision will be around completed multi-storey attached and detached dwellings and apartment buildings. The shape factor requirements for vacant allotments ensure that resultant allotment shape and size can accommodate residential land use in accordance with the land use provisions contained in [Section 14D — High Density Residential Zone](#).

[Greenfield development](#) and [subdivision](#) in [urban growth areas](#) will also deliver housing. It is expected that [subdivision](#) in [urban growth areas](#) will achieve a target average [nett yield](#) of at least 15 [independent dwelling units](#) per hectare.

Within the Tauriko West [Urban Growth Area](#) it is expected that [subdivision](#) will achieve a target average [nett yield](#) of at least ~~22~~ 20 [residential allotments](#) per hectare for the first ~~800~~ 1,000 [residential allotments](#). Beyond that at least 25 [residential allotments](#) per hectare through a stepped approach is required to achieve the yield requirement.

Objective 12B.1.3 – Subdivision in the Tauriko West Urban Growth Area

Subdivision and development of the Tauriko West Urban Growth Area for residential use provides safe, efficient and functional infrastructure and network utilities and occurs in accordance with staging and sequencing of planned and constructed infrastructure.

Policy 12B.1.3.1 – Subdivision in the Tauriko West Urban Growth Area

- a. Manage the adverse traffic effects of development within the Tauriko West Urban Growth Area to protect the function and safe operation of the following parts of the transport network:
 - i. Redwood Lane/SH29/Kaweroa Drive roundabout;
 - ii. Tauriko West/SH29 signalised intersection;
 - iii. SH29/Cambridge Road/Whiore Avenue signalised intersection;
 - iv. SH29/SH29A/SH36 roundabout;
 - v. Taurikura Drive/Lakes Boulevard/SH36 roundabout;
 - vi. Taurikura Drive section between Whiore Avenue and SH36 roundabout;
 - vii. SH29A/Cameron Road/Pyes Pa Road/Marshall Avenue roundabout (Barkes Corner).
- ab. Discourage subdivision (and its consequential development and/or, land use) which:
 - i. is not in accordance with the staging and sequencing requirements in Appendix 12I.1; or
 - ii. exceeds 2,400 residential allotments;unless the effects of such, including cumulative transport effects, can be appropriately addressed.
- b. Ensure that any development, land use and subdivision within Area 2 as shown in *Appendix 12I.2: Transport Staging and Sequencing Plan* has sufficient infrastructure available or provided to support the activity and does not compromise any planned State Highway 29 upgrades.
- c. Ensure that any development, land use and subdivision within Area 3 as shown in *Appendix 12I.2: Transport Staging and Sequencing Plan* has sufficient infrastructure available or provided to support the activity and does not compromise the delivery of internal access linking residential areas within Area 1.
- d. Enable a range of transport options that achieves an internal movement network that provides links between residential areas, schools, recreational and open spaces, and commercial centres.
- e. Manage the adverse traffic effects of development and associated access to ensure the safe and efficient operation of Road A.
- f. Ensure that the provision of water and wastewater infrastructure is delivered in accordance with the staging and sequencing requirements set out in *Appendix 12I.3: Water and Wastewater Staging and Sequencing Schedule*, except where:
 - i. Unforeseen circumstances result in the need to amend the staging and sequencing; and
 - ii. The amended staging and sequencing does not compromise the delivery or performance of future water and wastewater services across the urban growth area; and
 - iii. The amended staging and sequencing is delivered in an integrated and coordinated manner.

Objective 12B.1.4 – Stormwater Management within the Tauriko West Urban Growth

Area

Promote positive effects, and avoid, remedy, or mitigate adverse effects (including cumulative effects) of urban development in the Tauriko West Urban Growth Area on the health and wellbeing of water bodies, freshwater ecosystems, and receiving environment.

Policy 12B.1.4.1 – Stormwater Management within the Tauriko West Urban Growth Area

Require subdivision and development within the Tauriko West Urban Growth Area to demonstrate that stormwater runoff is managed in a manner that meets the requirements of the relevant stormwater consent and is designed and constructed to:

- a. Incorporate low impact stormwater design practices that:
 - i. Utilise existing site elements such as topography, soil, streams, wetlands and drainage patterns to inform subdivision and development layout; and
 - 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. Ensure that constructed stormwater network elements are appropriately sized, designed and constructed to achieve positive stormwater quality and quantity outcomes in the long term.
- c. Manage and mitigate the risk of flooding.
- d. Ensure that stormwater infrastructure manages the cumulative effects associated with stormwater discharge from subdivision and development on receiving environments.

12B.3.1 Controlled Activity – Standards and Terms

12B.3.1.21 Development Intensity and Scale in Urban Growth Areas

- a. In the Urban Growth Areas of Pyes Pa West (as identified in Urban Growth Area Plan UG7), Hastings Road Urban Growth Plan (Urban Growth Area Plan UG7), Kennedy Road (Urban Growth Area Plan UG7), West Bethlehem (Urban Growth Plan UG1), Wairakei (Urban Growth Area Plan UG9) the minimum average nett yield in the Medium Density Residential Zone or High Density Residential Zone, if relevant, shall be in accordance with the following:

Date application for resource consent is lodged (inclusive)	Term of Step	Minimum Average Nett Yield Requirement: Per hectare of Nett Developable Area as a Controlled Activity under Rule 12B.3.1.1 – Development Intensity and Scale in Urban Growth Areas	Minimum Average Nett Yield Requirement: Per hectare of Nett Developable Area as a Restricted Discretionary Activity under Rule 12B.4.2.1 – Yield Shortfalls in Urban Growth Areas	Minimum Average Nett Yield Requirement: Per hectare of Nett Developable Area as a Non Complying Activity under Rule 12B.6 – Non-Complying Activity Rules
1 July 2012 to 30 June 2017	5 years	12	N/A	Less than 12
1 July 2017 to 30 June 2022	5 years	12.5	12 to less than 12.5	Less than 12
1 July 2022 to 30 June 2027	5 years	13	12.5 to less than 13	Less than 12.5
1 July 2027 to 30 June 2037	10 years	13.5	13 to less than 13.5	Less than 13
1 July 2037 onwards	Ongoing	15	14.5 to less than 15	Less than 14.5

- b. In the urban growth area of Tauriko West (as identified in UG11, Section 6, Urban Growth Plans (Plan Maps, Part B)), the minimum average nett yield in the Medium Density Residential Zone, shall be 22 20 residential allotments per hectare for the first 800 1,000 residential allotments approved by subdivision and/or land use resource consent and beyond that, 25 residential allotments per hectare of nett developable area.

12B.3.1.15 Specific Urban Growth Area Requirements – Tauriko West Urban Growth Area

- a. Any subdivision within the Tauriko West Urban Growth Area shall provide infrastructure in accordance with the requirements identified on UG11, Section 6, Urban Growth Plans (Plan Maps, Part B).
- b. Where a subdivision includes the creation of allotment(s) to accommodate the Local Centre and/or a Neighbourhood Centre, the following applies:
 - i. The allotment for the Local Centre and/or the Neighbourhood Centres shall be located generally as shown in the Urban Growth Plan (UG11, Section 6, Urban Growth Plans, (Plan Maps Part B).
 - ii. To accommodate the development enabled by Rule 14B.28 –Restricted Discretionary

Activities – Standards and Terms for the Tauriko West Urban Growth Area Precinct the Local Centre and / or Neighbourhood Centre shall not occupy a total land area exceeding 1.5ha and 2,200m² (each) respectively.

- iii. Any allotment(s) for the Local Centre and/or Neighbourhood Centres shall be subject to conditions of consent requiring that land use is subject to *Rule 14B.28 – Restricted Discretionary Activities – Standards and Terms for the Tauriko West Urban Growth Area Precinct.*
- c. Within the Wairoa River Valley *Important Amenity Landscape* Management Area in the Tauriko West *Urban Growth Area*, earthworks must not result in retaining walls or slopes greater than 1:5 gradient adjacent to the Wairoa River Valley *Important Amenity Landscape Plan Area*.
- d. Where *subdivision* adjoining the Wairoa River Valley *Important Amenity Landscape Plan Area* results in the creation of a residential allotment(s) and/or land to be vested in Council, a Landscape Planting Plan prepared by a suitably qualified Landscape Architect shall be submitted specifying the work required to comply with *Appendix 6G: Tauriko West Urban Growth Area Visual Mitigation and Landscaping Specifications*. The visual mitigation buffer shall be delivered in accordance with that appendix, prior to certificates under section 224c of the Resource Management Act being issued for a residential allotment.
- e. A minimum of 50% of the interface of the Medium Density Residential Zone and the Open Space Zone within the Wairoa River *Important Amenity Landscape* Management Area shall be provided as either a *local road*, shared lane or formed *walkway*.

Note: Any activity that does not comply with *Rule 12B.3.1.15 a. – Specific Urban Growth Area Requirements – Tauriko West Urban Growth Area* shall be considered a Discretionary Activity.

Note: Any activity that does not comply with *Rule 12B.3.1.15 e. and d.b. – d. – Specific Urban Growth Area Requirements – Tauriko West Urban Growth Area* shall be considered a Restricted Discretionary Activity

12B.3.1.16 Specific Urban Growth Area Requirements – Transport Staging and Sequencing within the Tauriko West Urban Growth Area

- a. Transport *infrastructure* shall be delivered in accordance with *Appendix 12I.1 Transport Staging and Sequencing Schedule*.
- b. Prior to any *subdivision* or permanent land use requiring access from the Southern Connection as shown in *Appendix 12I.2: Transport Staging and Sequencing Plan*, an intersection must be constructed to provide access between Road A, Redwood Lane and the Southern Connection.
- c. Prior to any permanent land use that enables more than 200 *independent dwelling units* to be served by Road A and accessed from the Southern Connection:
 - i. Roads B and D must be constructed and operational; and
 - ii. The intersection of Road A and Redwood Lane as provided for in *Rule 12B.3.1.16b*, above must be removed and the physical closure of Redwood Lane as shown in *Appendix 12I.2: Transport Staging and Sequencing Plan*;
 - iii. Compliance with *Appendix 12I.1: Transport Staging and Sequencing* must be achieved, where relevant.
- d. *Subdivision* or any permanent land use of up to 2,400 residential allotments or *independent dwelling units* within Area 1 of the Tauriko West *Urban Growth Area* as shown in *Appendix 12I.2: Transport Staging and Sequencing Plan* shall comply with the prerequisites in *Appendix 12I.1: Transport Staging and Sequencing Schedule*. This restriction does not apply to a land use *activity* that provides for education, health, *retail*, social and community purposes.
- e. Prior to any *subdivision* or permanent land use for more than 2,400 *independent dwelling units* within Area 1, Road A shall be connected between the Northern and Southern Connections as shown in *Appendix 12I.2: Transport Staging and Sequencing Plan*.
- f. *Subdivision* and permanent land use must not provide private access from Road A.

Note: Any *subdivision* or permanent land use that does not comply with *Rule 12B.3.1.16 a., b., e., and/or f. Specific Urban Growth Area Requirements* shall be considered a Restricted Discretionary Activity.

Note: Any *subdivision* or independent dwelling unit within Area 1 that does not comply with *Appendix 12I.2:*

~~Transport Staging and Sequencing Plan, shall be considered a Restricted Discretionary Activity.~~

~~Note: Any activity that exceeds 2,400 residential dwelling units as set out in Rule 12B.3.1.16 c. and d. Specific Urban Growth Area Requirements shall be considered a Discretionary Activity.~~

~~Note: Any subdivision or permanent land use that does not comply with Rule 12B.3.1.16 Specific Urban Growth Area Requirements shall be considered a Discretionary Activity.~~

12B.3.1.17 Specific Urban Growth Area Requirements – Water and Wastewater Staging and Sequencing within the Tauriko West Urban Growth Area

- a. Water and wastewater shall be delivered in accordance with Appendix 12I.3: Water and Wastewater Staging and Sequencing.
- b. Water and wastewater networks shall be delivered in Roads C, E and F in accordance with Appendix 12I.4: Water and Wastewater Staging and Sequencing Plan.
- c. Prior to any subdivision or permanent land use which is required to meet Rule 12B.3.1.16 c.i – Specific Urban Growth Area Requirements – Transport Staging and Sequencing within the Tauriko West Urban Growth Area a reticulated water and wastewater network shall be provided through Roads B and D that provides sufficient capacity to enable development of adjoining land.

Note: Any subdivision or permanent land use that does not comply with Rule 12B.3.1.17 – Specific Urban Growth Area Requirements – Water and Wastewater Staging and Sequencing within the Tauriko West Urban Growth Area shall be considered a Restricted Discretionary Activity.

12B.3.1.18 Specific Urban Growth Area Requirements – Stormwater Management within the Tauriko West Urban Growth Area

- a. Subdivision or any permanent land use shall demonstrate that the minimum building platform level is 500mm above the flood level for a 1% AEP rainfall event concurrent with a 5% AEP storm-tide event, taking into account the effects of climate change on rainfall and sea level based on the RCP 8.5+ median scenario as of the year 2130.
- b. An application for subdivision and/or any permanent land use in the Tauriko West Urban Growth Area must provide a stormwater management assessment prepared by a suitably qualified stormwater engineer that demonstrates that the proposal is compliant with the relevant approved stormwater consent.
- c. All roofing and exterior wall surfaces for buildings and structures shall be comprised of inert materials (inert materials are those that do not have an exposed surface made from contaminants of concern to water quality; including zinc, copper and lead).
- d. Stormwater run-off from Road A within the Tauriko West Urban Growth Area shall be treated to achieve the requirements of the relevant stormwater consent prior to discharge to any water body.

Note: Any subdivision or permanent land use that does not comply with Rule 12B.3.1.18 – Specific Urban Growth Area Requirements – Stormwater Management within the Tauriko West Urban Growth Area shall be considered a Discretionary activity.

12B.3.2.12 Specific Urban Growth Area Requirements – Tauriko West Urban Growth Area

In addition to the matters of control and conditions specified in Rule 12B.3.2 Controlled Activities – Matters of Control and Conditions in considering a subdivision within the Tauriko West Urban Growth Area, the Council also reserves control over the following matters:

- a. The location, provision, timing and staging of the visual mitigation buffer.
- eb. Any resource consent application for subdivision or permanent land use within the Tauriko West Urban Growth Area shall demonstrate that sufficient capacity to service adjoining land is provided.
- ec. How the subdivision is designed to achieve a minimum building platform level that meets the requirements in Rule 12B.3.1.17 a. – Specific Urban Growth Area Requirements – Stormwater Management within the Tauriko West Urban Growth Area.

ed. The implementation of the stormwater management measures to ensure compliance with the relevant approved stormwater consent and any additional recommendations or mitigation measures set out within the stormwater management assessment.

12B.4 Restricted Discretionary Activity Rules

The following are Restricted Discretionary Activities:

- a. Subdivision within an urban growth area listed in Rule 12B.3.1.21 a. — Development Intensity and Scale in Urban Growth Areas, where the minimum average nett yield shortfall is no more than 0.5 dwellings per hectare below the minimum required in Rule 12B.3.1.21 a. — Development Intensity and Scale in Urban Growth Areas, except subdivision where the minimum average nett yield is less than 12 dwellings per hectare;
- b. Any Controlled Activity that does not comply with a Controlled Activity standard and term, other than those activities identified in Rule 12B.5 — Discretionary Activities;
- c. Any activity listed as a Restricted Discretionary Activity in Table 12A.1: Subdivision Activity Status.
- d. Subdivision within the Central Bethlehem Scheduled Site
- e. Subdivision for vacant allotments that does not meet the vacant shape factor requirements in Rule 12B.3.1.2 a. - Design Assessment - Medium Density Residential and High Density Residential Zones;
- f. Subdivision that does not meet the requirements of Rule 12B.3.1.2 b. - Design Assessment - Medium Density Residential and High Density Residential Zones or Rule 12B.3.1.2 c. - Design Assessment - Medium Density Residential and High Density Residential Zones.
- g. Subdivision within the Tauriko West Urban Growth Area that does not meet the minimum requirements listed in Rule 12B.3.1.1 b. – Development Intensity in Urban Growth Areas.
- h. Subdivision within the Wairoa River Valley Important Amenity Landscape Management Area that does not comply with Rule 12B.3.1.15 c. – Specific Urban Growth Area Requirements – Tauriko West Urban Growth Area.
- i. Subdivision adjoining the Wairoa River Valley Important Amenity Landscape Plan Area that does not comply with Rule 12B.3.1.15 d. – Specific Urban Growth Area Requirements – Tauriko West Urban Growth Area.

Note: A minimum average nett yield of less than 12 dwellings per hectare shall be considered as a Non-Complying Activity. For the avoidance of doubt, this requirement does not apply to development in Tauriko West Urban Growth Area which is addressed in Rule 12B.3.1.1 b. Development Intensity and Scale in Urban Growth Areas.

12B.4.2 Restricted Discretionary Activity — Standards and Terms

Restricted Discretionary Activities shall comply with the following standards and terms:

12B.4.2.1 Yield Shortfalls in Urban Growth Areas

- a. For subdivision in an urban growth area which is a Restricted Discretionary Activity under Rule 12B.4 a. and g. — Restricted Discretionary Activity Rules, an assessment shall be provided with an application for resource consent which addresses:
- a. i. a. How the topographical, geotechnical and land form constraints of the subject site have affected the ability to achieve the minimum average nett yield required in Rule 12B.3.1.21 a. — Development Intensity and Scale in Urban Growth Areas; and/or
 - b. ii. b. How current housing market conditions within the City affect the ability of the subdivision to achieve the minimum average nett yield required in Rule 12B.3.1.21 a. — Development Intensity and Scale in Urban Growth Areas; and
 - c. iii. c. How lower yields may be able to achieve high-quality urban design sought through Rule 12B.3.2 — Controlled Activities - Matters of Control and Conditions in future development.
 - d. iv. d. How higher yields will be able to achieve high-quality urban design sought through Rule 12B.3.2 a. — Controlled Activities — Matters of Control and Conditions;
 - e. v. e. In particular for Pyes Pa West:

- i. ~~The~~ options and opportunities for a variety of lot sizes, including opportunities for higher density development within the Medium Density Residential Zone or High Density Residential Zone;
- f. ~~vi. f.~~ Submission of a master plan showing indicative development and the balance of the stage and subsequent stages showing the likely total yield to be achieved.;

~~12B.4.2.3 Tauriko West Urban Growth Area – Transport Staging and Sequencing~~
~~For a subdivision or any permanent land use which is a Restricted Discretionary Activity under Rule 12B.3.1.16 – Specific Urban Growth Area Requirements – Transport Staging and Sequencing within the Tauriko West Urban Growth Area, an Integrated Transport Assessment shall be prepared by a suitably qualified transport engineer.~~

12B.4.3 Restricted Discretionary Activities — Matters of Discretion and Conditions

12B.4.3.1 Yield Shortfalls in Urban Growth Areas

In considering an activity described as a Restricted Discretionary Activity in Rule 12B.4 a. and g. — Restricted Discretionary Activity Rules, the Council restricts the exercise of its discretion to:

- a. The matters required to be assessed through Rule 12B.4.2.1 — Yield Shortfalls in Urban Growth Areas and Policy 12A.1.1.3 - Target Yield Shortfalls in Urban Growth Areas.

12B.4.3.6 Tauriko West Urban Growth Area – Wairoa River Valley Important Amenity Landscape Management Area

In considering a subdivision application made under Rule 12B.4 h. and/or i. – Restricted Discretionary Activity Rules, the Council restricts the exercise of its discretion to:

- a. The matters under Rule 6A.4.2 – Restricted Discretionary Activity – Matters of Discretion and Conditions.

12B.4.3.7 Tauriko West Urban Growth Area – Transport Staging and Sequencing

~~a. In considering a subdivision or any permanent land use that does not comply with Rule 12B.3.1.16 a., b., c., and d. – Specific Urban Growth Area Requirements – Transport Staging and Sequencing within the Tauriko West Urban Growth Area, the Council restricts the exercise of its discretion to:~~

~~i. Whether the following intersections can operate safely and efficiently:~~

- ~~1. Redwood Lane/SH29/Kaweroa Drive roundabout;~~
- ~~2. Tauriko West/SH29 signalised intersection;~~
- ~~3. SH29/Cambridge Road/Whiore Avenue signalised intersection;~~
- ~~4. SH29/SH29A/SH36 roundabout;~~
- ~~5. Taurikura Drive/Lakes Boulevard/SH36 roundabout;~~
- ~~6. Taurikura Drive section between Whiore Avenue and SH36 roundabout;~~
- ~~7. SH29A/Cameron Road/Pyes Pa Road/Marshall Avenue roundabout (Barkes Corner).~~

~~ii. Whether Road A shown in Appendix 12I.2: Transport Staging and Sequencing Plan can operate safely and efficiently;~~

~~iii. Whether an alternative proposal provides access to neighbouring properties to enable development;~~

~~iv. The adverse effects on the transport network for the intersections set out in Rule 12B.4.3.7 a. i. above and any measures to avoid, remedy or mitigate these; and~~

~~v. Any recommendations of the Integrated Transport Assessment.~~

~~b. In considering a subdivision or any permanent land use that does not comply with Rule 12B.3.1.16 a., b., e., and/or f. the Council restricts the exercise of its discretion to:~~

~~i. Whether the topography of the site precludes access from a local road;~~

~~ii. Whether the vehicle access is for the purposes of stormwater reserve maintenance or public reserve area maintenance;~~

~~iii. Whether there are any alternative access arrangements available;~~

- ~~iv. Impacts on the safety and efficiency of the [transport network](#); and~~
- ~~v. Impacts on the safe and direct movement for pedestrians and cyclists.~~

12B.4.3.8 Tauriko West Urban Growth Area – Water and Wastewater Staging and Sequencing

In considering any [subdivision](#) or permanent land use that does not comply with ~~12B.3.1.16~~¹⁷ – *Specific Urban Growth Area Requirements – Waste and Wastewater Staging and Sequencing within the Tauriko West Urban Growth Area*, the Council restricts its discretion to the following matters:

- a. Any relevant matter in Rule 12G.5.2 Restricted Discretionary Activity – Matters of Discretion and Conditions.
- b. Whether strategic network modelling demonstrates that the operational storage of the [wastewater](#) network is appropriate for the proposal.
- c. Whether the existing pump station(s) contain enough storage, operational capacity and space to provide for additional future demand.
- d. Whether strategic network modelling demonstrates that sufficient water pressure is available to existing and proposed connections.
- e. Whether the proposal demonstrates satisfactory security of water supply in the event of outages.
- f. Whether the servicing needs of the proposal would necessitate additional public investment (capital and operational costs) in water supply and [wastewater infrastructure](#) or [services](#).

12B.5 Discretionary Activity Rules

The following are Discretionary Activities:

- a. [Subdivision](#) not listed as a Controlled, Restricted Discretionary or Non-Complying Activity;
- b. Any [subdivision](#) listed as a Discretionary Activity in *Table 12A.1: Subdivision Activity Status*;
- c. [Subdivision](#) within the Central Bethlehem Scheduled Site made under Rule 12B.4 d. - *Restricted Discretionary Activity Rules* that does not comply with Rule 12B.4.2.2 - *Subdivision in the Central Bethlehem Scheduled Site (Standards and Terms)*, with the exception of non-compliance with Rules 12B.4.2.2 a. i.-vi. - *Subdivision in the Central Bethlehem Scheduled Site (Standards and Terms)* which shall be considered as a Restricted Discretionary Activity and assessed in accordance with Rule 12B.4.3.3 - *Subdivision in the Central Bethlehem Scheduled Site (Matters of Discretion and Conditions)*.
- ~~d. [Subdivision](#) or any permanent land use beyond 2,400 [independent dwelling units](#) within Area 1 in the Tauriko West [Urban Growth Area](#) (as identified in UG11, Section 6, *Urban Growth Plans (Plan Maps, Part B)*).~~
- ~~e. [Subdivision](#) or any permanent land use located in Areas 2 and/or 3 as set out in *Appendix 12I.1: Transport Staging and Sequencing Plan*.~~
- ~~f. [Subdivision](#) or any permanent land use that does not comply with Rule 12B.3.1.16 c., and d. *Specific Urban Growth Area Requirements – Transport within the Tauriko West Urban Growth Area*.~~
- d. Subdivision or any permanent land use that does not comply with Rule 12B.3.1.16 *Specific Urban Growth Area Requirements – Transport within the Tauriko West Urban Growth Area*
- e. [Subdivision](#) or any permanent land use that does not comply with Rule 12B.3.1.15 a.- *Specific Urban Growth Area Requirements – Tauriko West Urban Growth Area*.
- f. Subdivision or any permanent land use that does not comply with Rule 12B.3.1.18.- *Specific Urban Growth Area Requirements – Stormwater Management within the Tauriko West Urban Growth Area*.

Chapter 12 – Appendix 12I: Tauriko West Urban Growth Area Infrastructure Statement and Staging and Sequencing Schedule

This statement describes key proposals for the development of [infrastructure](#) in the [Tauriko West Urban Growth Area](#).

Appendix 12I.1: Transport Staging and Sequencing Schedule

Transport [infrastructure](#) is to be staged and sequenced in order to enable the safe and efficient functioning of the [transport network](#) within the [urban growth area](#) and as it connects to the wider network. Access into the [urban growth area](#) will be via a northern (designation NZTA6 and southern access (designation D204. Access from the south will be located where Redwood Lane connects with SH29 and access from the north is required via a new road constructed near the existing Tauriko School and service station. The northern and southern accesses require connection via a [collector road](#) (Road A) and [local roads](#) will stem from this to provide access to residential areas.

Improvements to the intersections of State Highway 29 between Redwood Lane and Cambridge Road are required to be undertaken by Waka Kotahi as part of the long-term project to upgrade State Highway 29 and State Highway 29A. Within the entire package of works planned, and amongst other interventions, a new roundabout is required at the southern connection to provide access to Redwood Lane and a traffic light-controlled intersection installed at the intersection with Cambridge Road. Significant improvements for pedestrians and cyclists are also required.

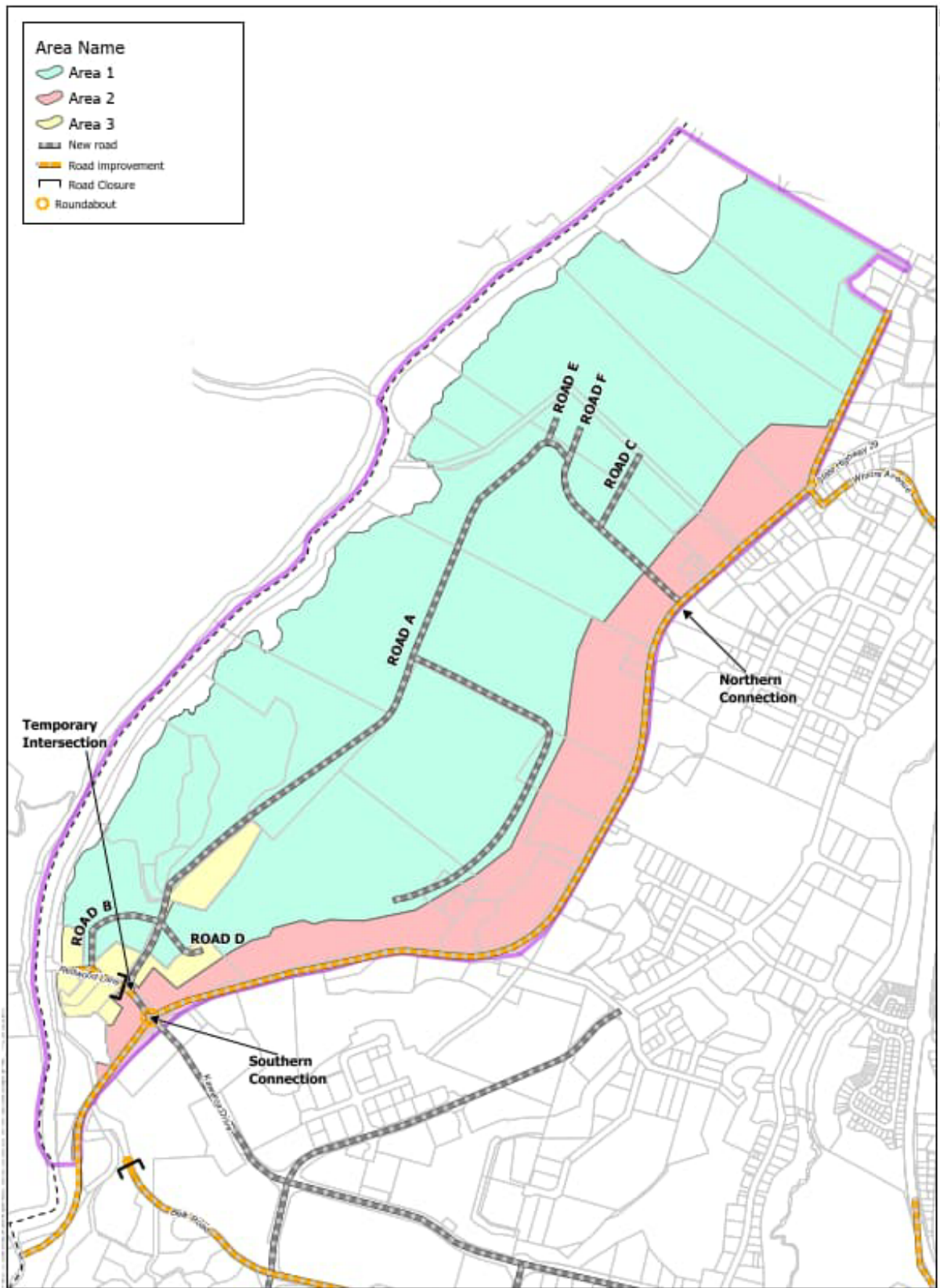
The long term (beyond 2033), full build-out (beyond 2,400 independent dwelling units) of the [urban growth area](#) requires the approval and funding of the detailed business case being put forward by Waka Kotahi for the upgrade to SH29 extending to Barkes Corner. The purpose of this detailed business case is to facilitate mode shift, enabling commuters to use walking, cycling and public transport options rather than relying on private vehicle use. The Sequencing Schedule therefore does not address the prerequisites for any subdivision or land use beyond 2,400 residential [independent dwelling units](#).

The sequence of [subdivision](#) and land use for the first 2,400 [independent dwelling units](#) shall be in accordance with the following Sequencing Schedule:

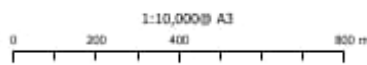
	<u>Prerequisite for any subdivision consent to be granted (up to 2,400 residential allotments or independent dwelling units)</u>	<u>Prerequisite to any residential activity commencing (up to 2,400 residential allotments or independent dwelling units)</u>
<u>Roading</u>	<u>Tender for construction of the following transport improvements has been awarded</u>	<u>The following transport improvements have been constructed and operational:</u>
Residential allotments and independent dwelling units requiring access via Northern Connection	<ul style="list-style-type: none"> - <u>SH29 Northern connection to Tauriko West.</u> - <u>Cambridge Road upgrade to traffic signals with raised safety platform with public transport priority into Whiore Ave.</u> - <u>At grade walking and cycling connection between Tauriko West urban growth area and Whiore Ave (including upgrades to Whiore Ave).</u> 	<ul style="list-style-type: none"> - <u>SH29 Northern connection to Tauriko West.</u> - <u>Cambridge Road upgrade to traffic signals with raised safety platform with public transport priority into Whiore Ave.</u> - <u>At grade walking and cycling connection between Tauriko West urban growth area and Whiore Ave (including upgrades to Whiore Ave).</u> - <u>Road C, E and F connection from Road A to PT ALLOT 87 SO 436, PT ALLOT 86 SO 434, PT ALLOT 72 SO 434, PT ALLOT 72 DP 16210, PT ALLOT 71 SO 434 & LOT 2 DPS 48971</u>
	<u>The following connection has been shown on any relevant subdivision plant:</u> <u>Road C, E and F connection from Road A to PT ALLOT 87 SO 436, PT ALLOT 86 SO 434, PT ALLOT 72 SO 434, PT ALLOT 72 DP 16210, PT ALLOT 71 SO 434 & LOT 2 DPS 48971.</u>	
Residential allotments and independent dwelling units requiring access via Southern Connection	<ul style="list-style-type: none"> - <u>SH29 Southern connection to Redwood Lane including a roundabout with Kaweroa Drive.</u> - <u>Grade-separated walking and cycling facilities under SH29 in the vicinity of Kaweroa Road and Redwood Lane.</u> - <u>Closure of Belk Road / SH29 intersection shown in Appendix 121.2: Transport Staging and Sequencing Plan.</u> - <u>Road D connection from Road A to Lot 2 DPS 70631.</u> 	<ul style="list-style-type: none"> - <u>SH29 Southern connection to Redwood Lane including a roundabout with Kaweroa Drive.</u> - <u>Grade-separated walking and cycling facilities under SH29 in the vicinity of Kaweroa Road and Redwood Lane.</u> - <u>Physical closure of Belk Road / SH29 intersection shown in Appendix 121.2: Transport Staging and Sequencing Plan.</u> - <u>Road D connection from Road A to Lot 2 DPS 70631.</u>

Note: Areas described within the table above are shown in Appendix 121.2: Tauriko West Transport Staging and Sequencing Plan.

Appendix 121.2: Transport Staging and Sequencing Plan



**Tauriko West UGA
Staging & Sequencing Plan**



Information shown on this plan is indicative only. The Council accepts no liability for its accuracy and/or its practical ability to construct. That this shall constitute a contract to construct shall be null and void.



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Appendix 12I.3: Water and Wastewater Staging and Sequencing Schedule

Water and wastewater provision has been calculated based on Dwelling Unit Equivalents (DUEs) as this recognises that there will be land uses requiring water and wastewater connections other than residential, such as community facilities.

As part of the transport improvements provided by Waka Kotahi, water supply and wastewater connection points are also required at the southern and northern transport connections. A third water supply connection will be required approximately halfway between the northern and southern connection. This third connection will provide security of supply and resilience to the water supply network in the event of an outage.

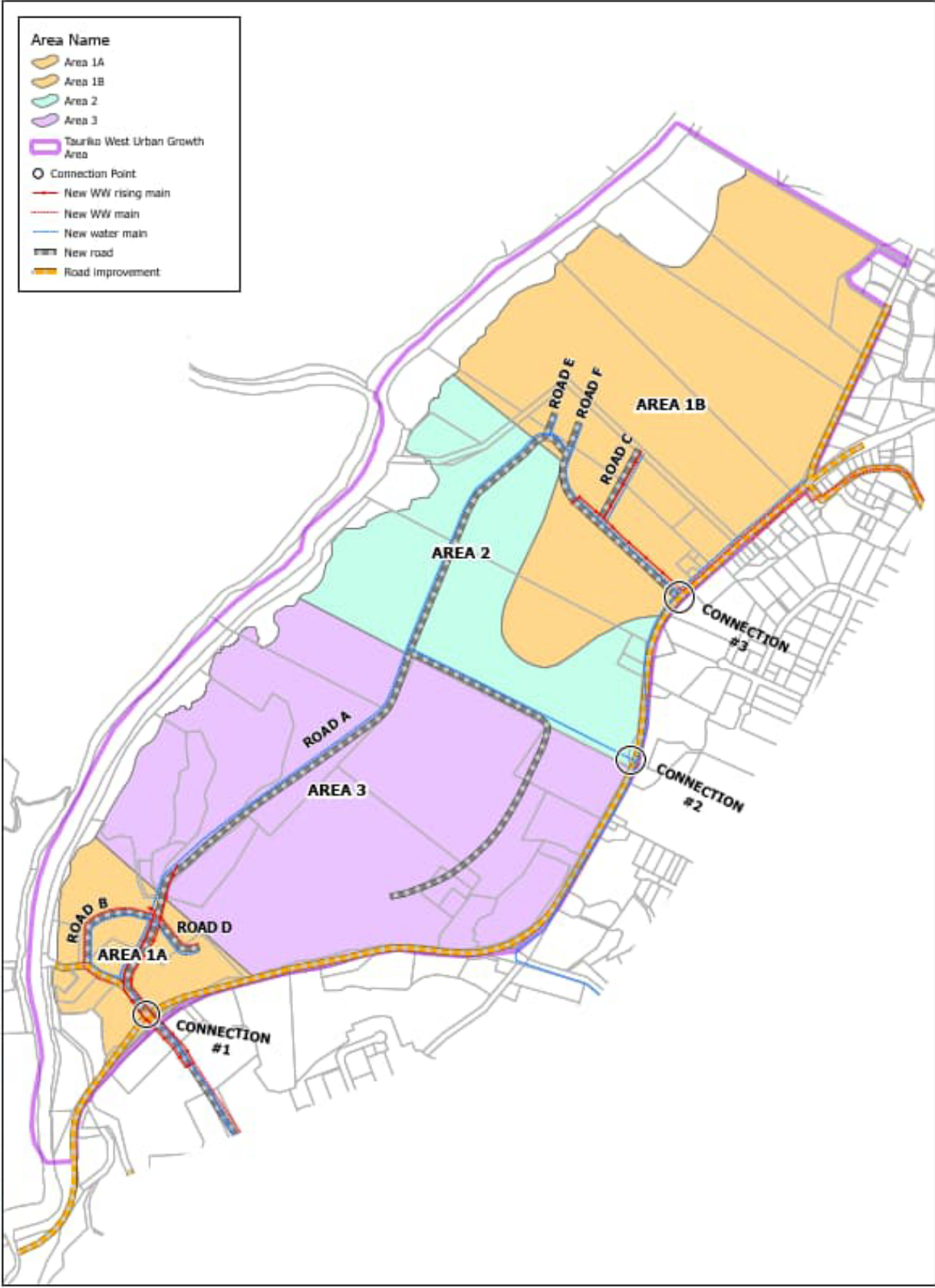
Water services will be supplied from the Kaweroa Road, Gargan Road and Kennedy Road reservoir connections. Pressure reducing valves will be required in the north of the Tauriko West Urban Growth Area.

Wastewater pump stations will be required to be constructed in the Tauriko West Urban Growth Area to enable development to commence. The Taurikura Pump Station will require an upgrade to enable discharges up to the rate of 55L/s. Until that upgrade is made, the number of DUE's and the discharge rate will be capped to protect the network.

The sequence of subdivision and land use shall be in accordance with the following Sequencing Schedule:

Tauriko West Staging and Sequencing – Water and Wastewater	
Water	Wastewater
<u>Subdivision and any permanent land use up to 1500 DUEs within Area 1A may be serviced by Connections #1.</u>	<u>Subdivision and any permanent land use up to 1500 DUEs within Area 1B and Area 2 may connect to and discharge to the wastewater network via the trunk wastewater network located in Whiore Avenue up to a rate of 45L/s.</u>
<u>Subdivision and any permanent land use up to 1500 DUEs within Area 1B may be serviced by Connection #3.</u>	
<u>Prior to subdivision and any permanent land use in Area 2 resulting in more than 1500 DUEs across the urban growth area, Connection #2 must be provided and connected to Connection #3.</u>	<u>Subdivision and any permanent land use up to 1125 DUEs in Area 1A and Area 3 may connect to and discharge to the wastewater network up to a rate of 32.8L/s.</u>
<u>Prior to subdivision and any permanent land use in Area 3 resulting in more 2000 DUEs across the urban growth area the entire trunk ring main must be constructed to connect the Connections #1 and #3.</u>	<u>Prior to any subdivision and any permanent land use resulting in more than 1125 DUEs in Area 1A and Area 3, the Taurikura Wastewater Pump Station must be upgraded so that the wastewater network can receive discharges at a rate up to 55L/s.</u>
<u>Note: Areas described within the table above are</u>	<u>shown in Appendix 12I.4: Tauriko West Water and</u>
<u>Wastewater Staging and Sequencing Plan.</u>	

Appendix 12I.4 Tauriko West Water and Wastewater Staging and Sequencing Plan



Section 14B Medium Density Residential Zone

14B-O4 Activities in the Tauriko West Urban Growth Area Precinct

Residential activities remain the predominant activity in the Tauriko West Urban Growth Area Precinct within the Medium Density Residential Zone, while recognising the role of Local and Neighbourhood Centres to:

- a. Provide for the community's day-to-day social and economic needs; and
- b. Improve access to goods, services, community facilities and opportunities for social interaction.

14B-P14 Activities in the Tauriko West Urban Growth Area Precinct

- a. Avoid sporadic development of general retail and business activities by concentrating these activities in comprehensively designed and developed Local and Neighbourhood Centres.
- b. Define the location, quantity, area and size suitable for the development of Local and Neighbourhood Centres within the Tauriko West Urban Growth Area Precinct as indicated in the Urban Growth Plan (UG11, Section 6, Urban growth Plans, (Plan Maps Part B)).
- c. Incorporate design features in the development of the Local and Neighbourhood Centres that contribute to residential amenity, movement, safety and convenience for people of all ages and abilities.

14B.1 Activity Status in the Medium Density Residential Zone

All activities in the Medium Density Residential Zone shall have the status identified in *Table 14B.1: Medium Density Residential Zone Activity Status*. Symbols used in *Table 14B.1: Medium Density Residential Zone Activity Status* have the meaning described in *Table 1A.2: Activity Status*.

Note: Residential activities, visitor accommodation, homestay, schools, tertiary education premises and health centres shall be subject to *Rule 4E.2.7 – Port Industry Zone and Noise Control Boundary Requirements*.

Table 14B.1: Medium Density Residential Zone Activity Status

Use / Activity	Medium Density Residential Zone	Relevant Rule
<u>Accessory buildings, structures or activities</u>	P	14B.2
Additions to the floor area of existing <u>offices</u> legally established before 12 April 2008	D	14B.31
<u>Business activities</u> not listed elsewhere in Table 14B.1: Medium Density Residential Zone Activity Status	NC	14B.32
Demolition of <u>buildings / structures</u>	P	14B.4
<u>Health centres</u> not listed elsewhere in <i>Table 14GB.1</i>	D	14B.31
<i>Medium Density Residential Zone Activity Status</i>		
<u>Business activities</u> and <u>health centres</u> in the Tauriko West <u>Urban Growth Area</u> Precinct	RD	14B.28
<u>Service stations</u> in the Tauriko West <u>Urban Growth Area</u> Precinct	NC	14B.32
<u>Home-based business</u>	P	14B.2

Homestays	P	14B.2
1, 2 or 3 independent dwelling units on a site	P	14B.2
Four or more independent dwelling units on a site	RD	14B.2
Industrial activities	NC	14B.32
Minor public recreational facilities and activities	P	14B.2
Office ancillary to a showhome outside of a Financial Contribution Urban Growth Area	RD	14B.15
Office ancillary to a showhome within a Financial Contribution Urban Growth Area	C	14B.7
Permitted Activities listed within Scheduled Sites	P	14B.3
Places of worship	D	14B.31
Residential activities and activities in the Central Bethlehem Scheduled Site that are otherwise listed in this Table as permitted, except for 1, 2 or 3 independent dwelling units on the site	RD (P)	14B.19
Rest home	P	14B.2
Retirement village	P	14B.2
Retirement village with four or more independent dwelling units on a site	RD	14B.17
Schools	D	14B.31
School and Community facilities on Catholic Diocese Scheduled Site	RD	14B.23
Shared accommodation	P	14B.2
Showhomes	P	14B.2
Tertiary education premises	D	14B.31
Urupa	P	14B.2
Visitor accommodation	D	14B.31

Note: In this table (P) means that a land use activity within the Central Bethlehem Scheduled Site is a permitted activity if it is identified as a permitted activity within Table 14B.1: Medium Density Residential Zone Activity Status, complies with all the relevant permitted activity rules, and is on an allotment created after 1 January 2013 through subdivision consent granted under *Rule 12B.4 d. - Restricted Discretionary Activity Rules*.

14B.2.17 Specific Urban Growth Area Requirements

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

- a. *Rule 12B.3.1.1 – Development Intensity and Scale in Urban Growth Areas;*
- b. *Rule 12B.3.1.6 – Infrastructure;*
- c. *Rule 12B.3.1.7 – Specific Urban Growth Area Requirements – Pyes Pa West (including Kennedy Road and Hastings Road);*

- d. Rule 12B.3.1.8 – Specific Urban Growth Area Requirements – Pyes Pa;
- e. Rule 12B.3.1.9 – Specific Urban Growth Area Requirements – West Bethlehem/North East Bethlehem;
- f. Rule 12B.3.1.10 – Specific Urban Growth Area Requirements – Wairakei Urban Growth Area;
- g. Rule 12B.3.1.11 – Specific Urban Growth Area Requirements – Stormwater Management within the Wairakei Urban Growth Area; and
- h. Rule 12B.3.1.14 – Specific Urban Growth Area Requirements – Stormwater Management within the Smiths Farm Urban Growth Area.
- i. Rule 12B.3.1.15 – Specific Urban Growth Area Requirements – Tauriko West Urban Growth Area
- j. Rule 12B.3.1.16 – Specific Urban Growth Area Requirements – Transport Staging and Sequencing within the Tauriko West Urban Growth Area
- k. Rule 12B.3.1.17 – Specific Urban Growth Area Requirements – Water and Wastewater Staging and Sequencing within the Tauriko West Urban Growth Area
- l. Rule 12B.3.1.18 – Specific Urban Growth Area Requirements – Stormwater Management within the Tauriko West Urban Growth Area

Note: Activities that do not comply with Rule 14B.2.17 i., j., k. and l. shall result in the activity being considered in accordance with the applicable corresponding provisions of the Plan, as identified under Rule 12B.15, 12B.3.1.16, 12B.3.1.17 and 12B.3.1.18

14B.28 Restricted Discretionary Activities – Standards and Terms for the Tauriko Urban Growth Area Precinct

Any [business activities](#) or [health centres](#) within Local or Neighbourhood Centres shall comply with the following:

- a. Be located in accordance with Urban Growth Plan (UG11, Section 6, Urban growth Plans, (Plan Maps Part B):
- b. The Local Centre shall comply with the following:
 - i. A maximum of one Local Centre may be provided in the Tauriko West [Urban Growth Area](#);
 - ii. Have a minimum of 3,000m² total [gross floor area \(GFA\)](#);
 - iii. Have a maximum of 5,500m² total [gross floor area \(GFA\)](#);
 - iv. Occupy a land area not exceeding 1.5ha in total area;
 - v. Have one tenancy with a maximum of up to 3,000m² [gross floor area \(GFA\)](#); and
 - vi. All other tenancies shall be limited to a maximum of 300m² [gross floor area \(GFA\)](#).
- c. The Neighbourhood Centres shall comply with the following:
 - i. A maximum of two neighbourhood centres may be provided in the Tauriko West [Urban Growth Area](#);
 - ii. Have a maximum 1,000m² total [gross floor area \(GFA\)](#) per neighbourhood centre;
 - iii. Occupy a land area not exceeding 2,200m² in total area;
 - iv. Tenancies shall be limited to a maximum of 300m² [gross floor area \(GFA\)](#).
- d. 14B.2.2 – Building Height;
- e. 14B.2.4 – Other Setbacks;
- f. [Building, structures](#) and [activities](#) (excluding vehicle parking and manoeuvring, but including vehicle loading) shall be [setback](#) at least 5 metres from the residential [boundary](#).
- g. The common [boundary](#) with [residential allotments](#) shall be either:
 - i. Fenced with a screen wall or solid fence of permanent materials at a minimum height of 1.8 metres; or
 - ii. Demarcated by a visually permeable fence, bollards or other physical separation where the written consent of adjacent owners and occupiers whose properties adjoin the [business activity](#) and/or [health centre](#) have been obtained and are clearly endorsed on all relevant [building](#) consent and resource consent plans.

Note: Any activity that does not comply with Rule 14GB.3128 a., b., c., f., and/or g. – Restricted Discretionary Activities – Standards and Terms for the Tauriko Urban Growth Area Precinct shall be

considered a Discretionary Activity.

Note: Any activity that does not comply with Rule 14GB.3428 d. and/or e. – Restricted Discretionary Activities – Standards and Terms for the Tauriko Urban Growth Area Precinct will result in the activity being considered in accordance with the applicable corresponding provisions of the Plan.

14B.29 Restricted Discretionary Activities – Matters of Discretion for the Tauriko West Urban Growth Area Precinct

In considering an application for a Local Centre or a Neighbourhood Centre on a site, the Council restricts the exercise of its discretion to the following matters:

- a. The compatibility of buildings and structures, landscaping, on- and off-street parking, and vehicle access within the centre with the planned urban form and amenity values of the surrounding residential neighbourhood and any residential activities within the Centre, including noise and privacy effects.
- b. The design and orientation of buildings to a street frontage that provides for walking and cycling.
- c. The effects of the design and location of parking areas and vehicle access and servicing arrangement on safety and the visual amenity of the streetscape.
- d. The effects of the design and appearance of buildings and landscape on the visual amenity of the streetscape.
- e. The final form and layout of the surrounding transport network and how the proposal provides for the safe and efficient functioning of that network, including walking and cycling.