

13 Open Space Zones

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13A Purpose of the Open Space Zones

This Chapter is concerned with the integrated management of resources as they relate to *Open Space Zones* used for recreation, amenity, conservation (including ecological) heritage and landscape purposes by either the local or city-wide community, whether or not the land is publicly owned and/or classified under the Reserves Act 1977.

The City has a wide range of open spaces to meet the needs of the community. These open spaces, while providing for a wide range of recreational activities, also provide significant amenity to *the City* or provide protection of cultural and heritage features.

Types of open space include:

- a) Those primarily used for passive recreation, for example playing and walking;
- b) Those primarily used for active recreation, for example organised sport and events;
- c) Those where the primary function is the conservation of natural, ecological, heritage and landscapes features;
- d) Those primarily used for specific activities, for example camping grounds, and uses and developments associated with marinas and water access.

The different ways that open space can be used needs to be recognised in *the Plan*. This can be achieved through 4 Plan Zones applied to open space purposes that reflect the type of activities provided for.

The Zones are:

- a) Passive Open Space Zone;
- b) Active Open Space Zone;
- c) Active Open Space Zone (Major);
- d) Conservation Zone.

Council has a number of Reserve Management Plans to provide for and ensure the use, enjoyment, maintenance, protection and preservation of *reserves* classified under the Reserves Act 1977. Management Plans are developed using a consultative process and guide development on *reserves*. This Chapter recognises and provides for these Reserve Management Plans.

13A.1 Purpose of the Passive Open Space Zone

Areas zoned Passive Open Space primarily provide for local communities and their casual recreation, play, relaxation, community activity, amenity, and generally will provide physical links to other areas. Passive Open Space can range from small *neighbourhood reserves* to large open areas, or are areas with cultural and heritage value. These areas play a role in softening the impact of the built environment and the intent of this zone is to retain an open space appearance and values, and so they remain relatively uncluttered. It is however acceptable, in certain circumstances, for some organised sport and events or community *building* activities to take place, as guided by adopted Reserve Management Plans.

Within the Passive Open Space Zone there are 8 Recreation and Leisure Scheduled Sites.

The Recreation and Leisure Scheduled Site provisions enable the ability of existing activities to continue to operate and develop through special permitted activity rules, with development occurring in accordance with identified Outline Development Plans. Each Recreation and Leisure Scheduled Site is afforded specific Objectives and Policies which enable appropriate assessment of activities to guide development. In the event of any inconsistency between Scheduled Site Objectives and Policies and the underlying zone Objectives and Policies, the specific Scheduled Sites Objectives and Policies shall prevail.

The 8 Scheduled Sites are:

- a) Mount Maunganui Golf Course;
- b) Papamoa Beach Top 10 Holiday Resort;
- c) Mayfair Holiday Park;
- d) Tauranga Bridge Marina;
- e) Tauranga Marina;
- f) Tauranga Race Course and Tauranga Golf Course;
- g) Mauao Recreation Reserve;
- h) Papamoa Domain.

13A.2 Purpose of the Active Open Space Zone and Active Open Space Zone (Major)

The Active Open Space Zone applies to *the City's* larger parks and *reserves* that are primarily used for organised sport and events, usually with associated *buildings* and *structures*, *community facilities* and *places of assembly*. These areas are also used for passive purposes and provide large areas of open green space. *The Plan* provisions recognise the intensive use made of these areas, and the need to provide sufficient facilities to support these uses while retaining a park or *reserves* open space character and amenity values. Coupled with the Active Open Space Zone is the Active Open Space Zone (Major) which applies to *reserves* expected to contain larger facilities. The purpose of identifying these *reserves* specifically is to allow larger *buildings* and *structures*, including the provision for more intensive activities and events to occur on them.

The Active Open Space Zone (Major) applies to:

- a) Blake Park;
- b) Gordon Spratt Reserve;
- c) Waipuna Park;
- d) Parau Farms;
- e) Greerton Park;
- f) Tauranga/Wharepai Domain;
- g) Papamoa East (future *reserve*).

13A.3 Purpose of the Conservation Zone

The Conservation Zone primarily applies to open space that borders on the harbour and coastal margins of *the City* or has significant cultural and heritage, landscape or ecological values whether held in public ownership or private landholdings. Conservation zoned land is valued for its *natural character*, ecological, landscape, open spaces and, in certain circumstances, its cultural and heritage values.

The use of these areas generally does not require buildings or structures to be developed on them, and an overall intent of this Zone is to keep such areas in an unbuilt or natural state. Most Conservation Zone areas are vegetated and valued for their ecological and recreational value. Priority is given to the protection of these values and the maintenance and enhancement of the *natural character*, *landscape character*, *cultural and heritage*, ecological and conservation values.

13A.4 Objectives and Policies for the Open Space Zones

13A.4.1 Objective - Open Space Role and Function

The maintenance, enhancement and development of Open Space provides for a wide range of recreational, community and active living opportunities.

13A.4.1.1 Policy - Open Space Role and Function

By providing for the maintenance, enhancement and development of Open Space through:

- a) Identifying open space areas that cater to the needs of:
 - i) Local *neighbourhoods* (Passive Open Space);
 - ii) *The City* (Active Open Space);
 - iii) The *subregion* (Active Open Space (Major));
 - iv) Special Uses (Scheduled Sites);
- b) Identifying areas with *natural character*, ecological and conservation values (Conservation);
- c) Enabling a wide range of recreational, community and active living opportunities that caters to the needs of users to occur across each zone;
- d) Creating a safe physical environment by applying the following principles to use and development:
 - i) Open Space areas are well-defined and provide for convenient and safe movement without compromising security;
 - ii) All publicly accessible areas are overlooked, and with clear sightlines and lighting providing maximum visibility;
 - iii) Design Open Space areas so the level of human activity is appropriate to the areas' location and purpose, deters crime and creates a sense of safety.

13A.4.2 Objective – Recognition of Reserve Management Plans

The development of Open Space is in accordance with approved Reserve Management Plans.

13A.4.2.1 Policy - Recognition of Reserve Management Plans

By ensuring that objectives, policies, actions and relevant development/landscape concept plans of an approved Reserve Management Plan are recognised and provided for through open space management and development.

13A.4.3 Objective – Bulk and Scale of Buildings and Structures

Buildings and *structures* are of a bulk and scale that is compatible with the surrounding environment.

13A.4.3.1 Policy - Bulk and Scale of Buildings and Structures

By ensuring that the bulk and scale of *buildings* and *structures* in the *Open Space Zones*:

- a) Is restricted to a bulk and scale that:
 - i) Avoids the impacts of *building* bulk and overshadowing on surrounding *independent dwelling units*, or activities including their outdoor living areas;
 - ii) Ensures an adequate supply of daylight to adjacent *sites* to minimise overshadowing;
 - iii) Provides a level of amenity consistent with the surrounding *landscape character*.
- b) Provides for larger *buildings* and *structures* on land zoned Active Open Space and Active Open Space (Major).

13A.4.4 Objective – Site Layout and Building Design

Development within *Open Space Zones* provides for an amenity consistent with the *landscape character* of the surrounding area.

13A.4.4.1 Policy - Site Layout and Building Design

By ensuring the layout and design of development in the *Open Space Zones*:

- a) Provides *building setbacks* between *sites* that ensure a physical separation of *buildings* between *sites* and limits the impact of *building* bulk on adjoining *sites*;
- b) Retains the majority of the *site* as Open Space;
- c) Ensures that *buildings* are *setback* from the road *boundary* to provide a consistent *streetscape* that provides opportunities for landscape planting.

13A.4.5 Objective – Open Space Character

The open space character of *the City's reserves* is maintained and enhanced.

13A.4.5.1 Policy - Open Space Character

By ensuring that the development in an Open Space Zone is assessed against:

- a) The *Reserves Act* purpose of the reserve and its role and function within the open space network;
- b) The location of the proposed development within the open space in relation to surrounding uses;
- c) The existing landform or topography (and the extent of *earthworks*);
- d) The size or proportion of the open space and its ability to absorb new *buildings* or *structures* and activities;
- e) Any positive or negative effects on access and connectivity to other open space, or areas of community activity;
- f) The ability of new *buildings*, *structures* or activities to enhance or detract from the existing visibility of the open space;
- g) The effects on *indigenous* flora and fauna, with an overall goal to retain existing *indigenous vegetation* and/or large specimen trees.

13A.4.6 Objective – Adverse Effects on the Surrounding Environment

Buildings, structures and activities on land zoned Open Space does not adversely affect the surrounding environment's amenity, *landscape character, streetscape* and/or heritage or cultural values.

13A.4.6.1 Policy - Adverse Effects on the Surrounding Environment

By ensuring that *buildings, structures* and activities on land zoned Open Space are designed, sited, operated and maintained to address the potential adverse effects:

- a) Of noise and light emissions;
- b) On the amenity values of the surrounding environment, including its *landscape character* and *streetscape*;
- c) On the amenity values of *sites, buildings*, places or areas of:
 - i) *Indigenous* flora and fauna
 - ii) Heritage, cultural or archaeological value.

13A.4.7 Objective – Public Access

Public access, for the recreational needs of *the City*, to and along the *coastal environment, wetlands*,

13A.4.7.1 Policy – Public Access rivers and streams is provided.

By maintaining and enhancing public access to and along the *coastal environment, wetlands, rivers* and streams, provided that the adverse effects on the *natural character* values of those areas is remedied or mitigated.

Objective
Appealed

Policy
Appealed

13A.5 Objectives and Policies of the Conservation Zone

13A.5.1 Objective – Maintenance and Enhancement of Conservation Values

The *natural character*, ecological and conservation values of *the City's* Conservation Zone land is maintained and enhanced.

13A.5.1.1 Policy – Maintenance and Enhancement of Conservation Values

By maintaining and enhancing the *natural character*, ecological and conservation values of land zoned Conservation from the potential adverse effects of *subdivision*, use and development, by having regard to:

- a) The character and degree of modification, damage, loss or destruction that will result from the activity;
- b) The duration and frequency of effect (for example long-term or recurring effects);
- c) The magnitude or scale of effect (for example number of *sites* affected, spatial distribution, landscape context);
- d) Cumulative effects (for example loss of multiple features or values);
- e) Need for, or purpose of, the works;
- f) Visual impacts.

13A.5.2 Objective – Functional need to locate in the Conservation Zone

Use and development shall have a practical and functional need to locate within the Conservation Zone.

13A.5.2.1 Policy - Functional need to locate in the Conservation Zone

By recognising and providing for use and development that has a practical and functional need to be located in the Conservation Zone.

13A.6 Objectives and Policies of Scheduled Sites

13A.6.1 Objective – Recreation and Leisure Scheduled Sites

The maintenance, enhancement and development of Recreation and Leisure Scheduled Sites is provided for.

13A.6.1.1 Policy – Recreation and Leisure Scheduled Sites

By ensuring that identified Recreation and Leisure Scheduled Sites at Mount Maunganui Golf Course, Papamoa Top 10 Holiday Resort, Mayfair Holiday Park, Tauranga Bridge Marina, Tauranga Marina, Tauranga Race Course and Tauranga Golf Course, Mauao Recreation Reserve and the Papamoa Domain are developed in a comprehensive manner in accordance with the Scheduled Sites Outline Development Plan (where applicable) while ensuring that all developments are sited and designed so that the adverse effects on the amenity values of the surrounding environment are avoided or mitigated, including:

- a) Land scheduled as the Mount Maunganui Golf Course has regard to:
 - i) The retention of open space as a recreation and leisure resource;
 - ii) The provision for commercial, non-commercial and recreation and leisure opportunities;
 - iii) Landscape planting to ensure the mitigation of visual effects on the surrounding environment, including adjoining residential areas;
 - iv) Integration with the surrounding environment, including the relationship of *building* bulk and scale to that of adjacent residential land.
- b) Land scheduled as the Papamoa Top 10 Holiday Resort has regard to:
 - i) The provision for commercial, non-commercial, recreation and leisure opportunities directly associated with the Papamoa Top 10 Holiday Park;
 - ii) The provision for a range of visitor accommodation opportunities including non-powered/powering camping *sites* and visitor accommodation to meet the demands of visitor and holiday trends;
 - iii) The protection of conservation, ecological, natural character and coastal beach environment landscape character values;
 - iv) Integration with the surrounding environment, including the relationship of *building* bulk and scale to that of adjacent conservation zoned land and Important Amenity Landscape Plan Area;
 - v) Landscape planting to ensure the mitigation of visual effects of built development.
- c) Land scheduled as the Mayfair Holiday Park has regard to:
 - i) The interface with the Tauranga Harbour, including the retention of vegetation to provide a green edge along the margins of the Tauranga Harbour;
 - ii) The retention of public access to and along the margins of the Tauranga Harbour;
 - iii) The provision for a range of visitor accommodation opportunities including non-powered/powering camping *sites* and holiday units to meet the demands of visitor and holiday trends.
- d) Land scheduled as the Tauranga Bridge Marina, Tauranga Marina and Marine Park has regard to:
 - i) The provision for limited commercial and non-commercial activities opportunities that relate to recreational marine activities;
 - ii) The provision for recreation and leisure opportunities;
 - iii) The retention of public access to and along the margins of the Tauranga Harbour;
 - iv) Landscape planting to ensure the mitigation of visual effects on the surrounding environment, including the *sites* interface with the State Highway network;
 - v) Traffic management measures to ensure the safe and efficient use of the transport network.
- e) Land scheduled as the Tauranga Race Course and Tauranga Golf Course has regard to:
 - i) The retention of open space as a recreation resource;
 - ii) The provision for commercial, non-commercial and recreation and leisure opportunities directly associated with the existing uses within the Scheduled *Site*;
 - iii) Landscape planting to ensure the mitigation of visual effects on the surrounding environment, including adjoining residential and open space areas;
 - iv) Traffic management measures to ensure the safe and efficient use of the transport network.

- f) Land scheduled as the Mauao Recreation Reserve has regard to:
 - i) The retention of open space as a recreation and leisure resource;
 - ii) The provision for commercial, non-commercial, recreation and leisure opportunities directly associated with the Mount Beachside Holiday Park and Mount Hot Pools Complex;
 - iii) The provision for a range of visitor accommodation opportunities including non-powered/powerd camping *sites* and holiday units to meet the demands of visitor and holiday trends within the Mount Beachside Holiday Park;
 - iv) The provision for *community facilities* and *places of assembly* to meet the recreation and leisure demands of *the City*;
 - v) The protection of conservation, ecological, natural character, cultural and landscape character values;
 - vi) Integration with the surrounding environment, including the relationship of *building* bulk and scale to that of adjacent conservation zoned land and Outstanding Natural Features and Landscapes Plan Area;
 - vii) Landscape planting to ensure the mitigation of visual effects of built development.
- g) Land scheduled as the Papamoa Domain has regard to:
 - i) The retention of open space as a recreation and leisure resource;
 - ii) The provision for commercial, non-commercial and recreation and leisure opportunities directly associated with the existing uses within the Papamoa Domain;
 - iii) The protection of conservation, ecological, natural character and landscape character values;
 - iv) Integration with the surrounding environment, including the relationship of *building* bulk and scale to that of adjacent conservation zoned land and Important Amenity Landscape Plan Area;
 - v) Landscape planting to ensure the mitigation of visual effects of built development.

13A.7 Activity Status Rules

13A.7.1 Activities in Open Space Zones

All activities in *Open Space Zones* shall have the status identified in *Table 13A.1*. Symbols used in *Table 13A.1* have the meaning described in *Table 1A.2: Activity Status*.

Note: Reserves Act 1977

Reserves/lands controlled by Council or the Department of Conservation may be subject to further controls under the Reserves Act 1977 or through Reserve Management Plans. Discussion should be held with these parties as to the existence and nature of these controls.

Table 13A.1: Open Space Activity Status

Use/Activity	Relevant Rule	Passive Open Space Zone	Active Open Space Zone	Active Open Space (major)	Conservation Zone	
<i>Accessory building, structure or activity</i>	13A.8	P	P	P	P	
<i>Beach replenishment, nourishment and restoration activities</i>	13A.8	P	P	P	P	
<i>Cemeteries/urupa in existence at the date of public notification of the Plan</i>	13A.8	P	P	P	P	
<i>Community facilities</i>	13A.8	P	P	P	NC (Refer Rule 13A.13)	
<i>Community gardens</i>	13A.8	P	P	P	NC (Refer Rule 13A.13)	
<i>Minor public recreational facilities and activities</i>	13A.8	P	P	P	P	Rule Appealed
<i>Minor Structures</i>	13A.8	P	P	P	P	
<i>Permitted Activities within Scheduled Sites</i>	13A.8	P	P	P	P	
<i>Places of assembly and associated activities</i>	13A.8	P	P	P	NC (Refer Rule 13A.13)	
<i>Primary production activities, excluding factory farming, pig farming and aerial spraying of crops</i>	13A.8	P	P	P	NC (Refer Rule 13A.13)	
<i>Public recreational facilities and activities</i>	13A.8	P	P	P	D (Refer Rule 13A.12)	
<i>Surf lifesaving activities and associated structures, excluding surf lifesaving buildings (including clubrooms)</i>	13A.8	P	P	P	P	
<i>Surf lifesaving buildings (including clubrooms)</i>	13A.8	P	P	P	D (Refer Rule 13A.12)	

Note: Residential activities, schools and tertiary education premises and health centres within the Airport Noise Control Boundaries shall be subject to Rule 4E.3 a) – Restricted Discretionary Activities.

Note: Residential activities, visitor accommodation, homestays, schools and tertiary education facilities and health centres shall be subject to Rule 4E.2.5 – Port Industry Zone and Noise Control Boundaries.

13A.8 Permitted Activity Rules

Note: Where an activity does not comply with a Permitted Activity Rule it shall be considered a Restricted Discretionary Activity, unless stated otherwise.

13A.8.1 Building Height

- a) The maximum height of any building, with the exception of the Permitted Intrusions in *Rule 4H.2.3* shall be:

Zone	Maximum Building Height	
Passive Open Space Zone		
<i>Principal Buildings and structures</i>	9 metres	
<i>Accessory Buildings and structures</i>	6 metres	
Public toilets and associated changing rooms (identified as <i>minor public recreational facilities and activities</i>)	6 metres	Definition Appealed
Lighting, including support structures	6 metres	
Active Open Space Zone		
<i>Principal Buildings and structures</i>	15 metres	
<i>Accessory Buildings and structures</i>	6 metres	
Public toilets and associated changing rooms (identified as <i>minor public recreational facilities and activities</i>)	6 metres	Definition Appealed
Lighting, including support structures	15 metres	
Active Open Space Zone (Major)		
<i>Principal Buildings and structures</i>	15 metres	
<i>Accessory Buildings and structures</i>	6 metres	
Public toilets and associated changing rooms (identified as <i>minor public recreational facilities and activities</i>)	6 metres	Definition Appealed
Lighting, including support structures	15 metres	
Conservation Zone		
<i>Accessory Buildings and structures</i>	6 metres	
Public toilets and associated changing rooms (identified as <i>minor public recreational facilities and activities</i>)	6 metres	Definition Appealed

- b) Provided that no building or structure within any identified *Viewshaft Protection Area*, with the exception of the Permitted Intrusions in *Rule 4H.2.3* shall exceed the maximum height identified within the *Plan Maps (Part B)*.

Note: Any activity that does not comply with the Permitted Activity Rule 13A.8.1 – Building Height shall be considered a Discretionary Activity.

13A.8.2 Building Scale

The maximum *gross floor area (GFA)* of any *building* shall not exceed:

Zone	Maximum GFA	
Passive Open Space Zone		
<i>Principal buildings and structures</i>	150m ²	
<i>Accessory Buildings and structures</i>	50m ²	
Public toilets and associated changing (identified as <i>minor public recreational facilities and activities</i>)	50m ²	Definition Appealed
Active Open Space Zone		
<i>Principal Buildings and structures</i>	1000m ²	
<i>Accessory Buildings and structures</i>	100m ²	
Public toilets and associated changing (identified as <i>minor public recreational facilities and activities</i>)	100m ²	Definition Appealed
Active Open Space Zone (Major)		
<i>Principal Buildings and structures</i>	1500m ²	
<i>Accessory Buildings and structures</i>	100m ²	
Public toilets and associated changing rooms (identified as <i>minor public recreational facilities and activities</i>)	100m ²	Definition Appealed
Conservation Zone		
<i>Accessory Buildings and structures</i>	50m ²	
Public toilets and associated changing rooms (identified as <i>minor public recreational facilities and activities</i>)	50m ²	Definition Appealed

Note: Any activity within an Open Space Zone, excluding the Conservation Zone, that does not comply with the Permitted Activity Rule 13A.8.2 – Building Scale shall be considered a Restricted Discretionary Activity.

Note: Any activity within the Conservation Zone that does not comply with the Permitted Activity Rule 13A.8.2 – Building Scale shall be considered a Discretionary Activity.

13A.8.3 Overshadowing

All *buildings*, with the exception of the Permitted Intrusions in *Rule 4H.2.2*, shall be within the *building* envelope in accordance with *Appendix 14C: Overshadowing*.

13A.8.4 Setbacks Rules Appealed

- a) All *buildings*, with the exception of the Permitted Intrusions in *Rule 4H.2.1*, shall provide a minimum setback of 1.5 metres from a side or rear *boundary*.
- b) All *buildings* shall be *setback* a minimum of 15 metres from *MHWS*, excluding:
 - i) *Minor structures* and activities;
 - ii) *Minor public recreational facilities* and activities;
 - iii) Surf lifesaving activities and associated structures, excluding *surf life saving buildings (and clubrooms)*;
 - iv) *Buildings* and *structures* located within the Tauranga Bridge Marina, Tauranga Marina and Marine Park Scheduled Site;
 - v) Areas separated by a formed legal road from the *Coastal Marine Area*.
- c) All buildings shall be setback a minimum of 10 metres from the edge of a bank of a permanently flowing river or stream, or wetland, excluding minor structures and activities and minor public recreational facilities and activities.

Rule
Appealed

13A.8.5 Streetscape

- a) All buildings shall be set back a minimum of 3 metres from the front boundary of the site;
- b) All buildings on a site adjoining a Road Widening designation shall have the setback measured from that designation boundary;
- c) The provision of on-site parking shall not be located within the required streetscape setback.

13A.8.6 Establishment, Maintenance or Demolition of a Building or Structure

Areas disturbed by the establishment, maintenance, removal or demolition of a *building* or *structure* shall be restored to the condition of the surrounding area at the completion of the works, including *ecological restoration* using *indigenous* flora where this occurs on land zoned Conservation.

13A.9 Permitted Activity Rules – Scheduled Sites

Note: Where an activity does not comply with a Permitted Activity Rule for the underlying Zone, it shall be assessed in accordance with the relevant provisions of that Zone.

Note: Where an activity does not comply with a Permitted Activity Rule, as listed below, it shall be considered a Discretionary Activity, unless stated otherwise.

All activities identified in a Scheduled Site shall comply with the *Outline Development Plan*, where relevant, contained as an Appendix to this Chapter, *Rule 13A.9 – Permitted Activity Rules – Scheduled Sites*, where relevant, and *Rule 13A.8 - Permitted Activities*. In the event of any inconsistency between an Outline Development Plan, *Rule 13A.9* and *Rule 13A.8*, the *Outline Development Plan* and rules outlined in *Rule 13A.9* shall prevail. The following provisions are relevant to development within each Scheduled Site.

13A.9.1 Mount Maunganui Golf Course Scheduled Site - Permitted Activities

- a) Multi-Level Development incorporating a golf clubhouse, proshop, residential accommodation and *accessory buildings* within Sub-Zone A, in accordance with *Appendix 13A: Mount Maunganui Golf Course Scheduled Site – Outline Development Plan*;
- b) A Permitted Activity intrusion in accordance with *Rule 13A.9.2.3* into Sub-Zone A in accordance with *Appendix 13A: Mount Maunganui Golf Course Scheduled Site – Outline Development Plan*.

13A.9.2 Mount Maunganui Golf Course Scheduled Site - Permitted Activity Rules

13A.9.2.1 Building Height and Scale

- a) The maximum height of the multi-level *building*, with the exception of the Permitted Intrusions in *Rule 4H.2.3*, shall be 26 metres above ground level;
- b) Provided that no *building* or *structure* within any identified *Viewshaft Protection Area*, with the exception of the Permitted Intrusions in *Rule 4H.2.3* shall exceed the maximum *height* identified within the *Plan Maps (Part B)*.

Note: Any activity that does not comply with Permitted Activity Rule 13A.9.2.1 a) – Building Height and Scale shall be considered a Prohibited Activity.

Note: Any activity that does not comply with Permitted Activity Rule 13A.9.2.1 b) – Building Height and Scale shall be considered a Discretionary Activity.

13A.9.2.2 Building Scale

The scale of any *building* shall be determined by the envelope created by the maximum height specified in *Rule 13A.9.2.1 – Building Height and Scale* and the maximum dimensions of Sub-Zone A in accordance with *Appendix 13A: Mount Maunganui Golf Course Scheduled Site – Outline Development Plan*.

Note: Any activity that does not comply with the Permitted Activity Rule 13A.9.2.2 - Building Scale shall be considered a Prohibited Activity.

13A.9.2.3 Permitted Activity Intrusion into Sub-Zone A

A maximum allowance of 5% of the *gross floor area (GFA)* of the ground floor level only (maximum *height* of 4 metres above *ground level*) is permitted to encroach outside Sub-Zone A of the multi-level development, in accordance with *Appendix 13A: Mount Maunganui Golf Course Scheduled Site – Outline Development Plan*.

Note: Any activity that does not comply with the Permitted Activity Rule 13A.9.2.3 - Permitted Activity Intrusion into Sub-Zone A shall be considered a Prohibited Activity.

13A.9.2.4 Building Form and Appearance

- a) All activities within the multi-level *building*, other than *accessory buildings*, are to be incorporated within one comprehensively designed *building*;
- b) Materials used on the exterior of *buildings* shall be of low-reflectance;
- c) All *buildings* shall be painted in neutral colours;
- d) Terraces, balconies, decks, planting and other design features shall be provided to give visual contrast to the external facade of the multi-level *building*.

13A.9.2.5 General Amenity: Open Space Protection

The Open Space surrounding the multi-level *building* shall be permanently protected to those distances of Sub-Zone A in accordance with *Appendix 13A: Mount Maunganui Golf Course Scheduled Site – Outline Development Plan*. The *Council* shall be party to a covenant which shall include provisions to ensure the benefit of the covenant shall not be surrendered or extinguished, except in accordance with a Plan Change initiated under section 73 and the First Schedule of the *RMA*. The *Council* shall not give such consent except following a change to this rule under section 73 of the *RMA*.

The registered covenant shall ensure that:

- a) Landscape planting is established and maintained to screen and soften the view of the *building* from adjoining properties, but not overshadow those properties;
- b) Existing mature trees remain in the vicinity of Sub-Zone A in accordance with *Appendix 13A: Mount Maunganui Golf Course Scheduled Site – Outline Development Plan*, and that replacement planting of the same or similar species is carried out as necessary to maintain the existing tree canopy height and visual character;

- c) No other *buildings* are erected within Sub-Zone A, in accordance with *Appendix 13A: Mount Maunganui Golf Course Scheduled Site – Outline Development Plan*, other than those required for minor storage and/or maintenance of the golf course, or temporary *buildings* required for *construction* purposes;
- d) The covenant shall be registered on the title and written confirmation received by *Council* before the issue of a *building* consent for the multi-level *building*;
- e) All costs associated with the registration of the covenant on the title shall be borne by the applicant.

13A.9.3 Papamoa Beach Top 10 Holiday Resort Scheduled Site - Permitted Activities

- a) Within Sub-Zone A, in accordance with *Appendix 13B: Papamoa Top 10 Holiday Resort Scheduled Site – Outline Development Plan*:
 - i) Tent and powered sites for campers and caravans;
 - ii) Kitset awnings and mobile annexes;
 - iii) Minor Structures and activities including ancillary structures required to service the Holiday Resort including but not limited to lighting, free-standing showers, internal accessways, signage and power boxes.
 - iv) Temporary activities;
 - v) Beach Replenishment, nourishment and restoration.
- b) Within Sub-Zones B and C, in accordance with *Appendix 13B: Papamoa Top 10 Holiday Resort Scheduled Site – Outline Development Plan*:
 - i) *Camping grounds*;
 - ii) Places of assembly, community facilities, entertainment facilities and associated activities, meeting facilities and business activity directly associated with the use of the holiday resort which provides a service to the holiday resort residents;
 - iii) Accessory buildings, structures and activities;
 - iv) Tent and powered sites for campers and caravans;
 - v) Kitset awnings and mobile annexes;
 - vi) Minor Structures and activities including ancillary structures required to service the Holiday Resort including but not limited to lighting, free-standing showers, internal accessways and signage;
 - vii) Visitor Accommodation (located in the Visitor Accommodation Defined Site);
 - viii) Temporary activities;
 - iv) Holiday Resort Facilities (including but not limited to administration building, manager and camp staff accommodation, ablution blocks and changing rooms, kitchen lounge and dining buildings and laundry buildings.

13A.9.4 Papamoa Beach Top 10 Holiday Resort Scheduled Site - Permitted Activity Rules

13A.9.4.1 Building Height

The maximum *height* of any *building*, with the exception of the Permitted Intrusions in *Rule 4H.2.3*, shall be:

- a) Within Sub-Zone B: 6 metres;
- b) Within Sub-Zone C: 7.5 metres.

13A.9.4.2 Building Scale

The maximum *gross floor area (GFA)* of any *building* shall not exceed:

- a) *Principal buildings* (including administration *building*, manager's accommodation, ablution blocks and changing rooms, kitchen lounge and dining *buildings* and laundry *buildings*): 1000m²;
- b) *Accessory buildings* and *structures* (including, storage and implement sheds): 300m²;
- c) Visitor Accommodation: 300m².

Note: Any activity that does not comply with the Permitted Activity Rule 13A.9.4.2 - Building Scale shall be considered a Restricted Discretionary Activity.

13A.9.4.3 Building Intensity

- a) No more than 80 visitor accommodation buildings or other permanent (immovable) visitor accommodation shall be constructed within Sub Zones B and C.
- b) No permanent building or structure is permitted within Sub-Zone A, except for buildings, structures and activities provided for in *Rule 13A.9.4 a) - Papamoa Beach Top 10 Holiday Resort Scheduled Site - Permitted Activities*.

Note: Any activity that does not comply with the Permitted Activity Rule 13A.9.4.3 a) - Building Intensity shall be considered a Discretionary Activity, unless stated otherwise.

Note: Any activity that does not comply with the Permitted Activity Rule 13A.9.4.3 b) - Building Intensity shall be considered a Non-Complying Activity, unless stated otherwise.

13A.9.5 Mayfair Holiday Park Scheduled Site - Permitted Activities

Within the Mayfair Holiday Park Scheduled Site:

- a) *Camping grounds.*

13A.9.6 Mayfair Holiday Park Scheduled Site - Permitted Activity Rules

13A.9.6.1 Building Height

The maximum height of any *building*, with the exception of the Permitted Intrusions in *Rule 4H.2.3*, shall be:

- a) *Principal buildings*: 8 metres;
- b) *Accessory buildings*: 6 metres.

13A.9.6.2 Building Scale

The maximum *gross floor area (GFA)* of any *building* shall not exceed:

- a) *Principal buildings*: 1000m²;
- b) *Accessory buildings*: 300m².

Note: Any activity that does not comply with the Permitted Activity Rule 13A.9.6.2 - Building Scale shall be considered a Restricted Discretionary Activity.

13A.9.7 Tauranga Bridge Marina, Tauranga Marina and Marine Park Scheduled Site - Permitted Activities

Within Sub-Zone A, *Appendix 13C: Tauranga Bridge Marina, Tauranga Marina and Marine Park Scheduled Site – Outline Development Plan*:

- a) Activities directly associated with the boat marina including:
 - i) Navigational facilities;
 - ii) Boat-fuelling and washing facilities;
 - iii) Boat storage and maintenance;
 - iv) Boat and trailer parks;
- b) *Business activity* directly associated with the needs of users of the harbour.

Within Sub-Zone B, *Appendix 13C: Tauranga Bridge Marina, Tauranga Marina and Marine Park Scheduled Site – Outline Development Plan*:

- c) Activities directly associated with the boat marina including:
 - i) Navigational facilities;
 - ii) Boat-fuelling and washing facilities;
 - iii) Boat storage and maintenance;
 - iv) Boat and trailer parks.

Within Sub-Zone C, *Appendix 13C: Tauranga Bridge Marina, Tauranga Marina and Marine Park Scheduled Site – Outline Development Plan*:

- d) Activities directly associated with the boat marina including:
 - iii) Boat-washing facilities;
 - iv) Boat and trailer parks.

13A.9.8 Tauranga Bridge Marina, Tauranga Marina and Marine Park Scheduled Site - Permitted Activity Rules

13A.9.8.1 Building Height

The maximum height of any *building*, with the exception of the Permitted Intrusions in *Rule 4H.2.3*, shall be:

- a) *Principal buildings*: 8 metres,
- b) *Accessory buildings*: 6 metres.

13A.9.8.2 Building Scale

The maximum *gross floor area (GFA)* of any *building* shall not exceed:

- a) *Principal buildings*: 1000m²;
- b) *Accessory buildings and structures*: 300m².

Note: Any activity that does not comply with the Permitted Activity Rule 13A.9.8.2 - Building Scale shall be considered a Restricted Discretionary Activity.

13A.9.9 Tauranga Racecourse and Tauranga Golf Course Scheduled Site – Permitted Activities

Within the Scheduled Site, *Appendix 13D: Tauranga Racecourse and Tauranga Golf Course Scheduled Site – Outline Development Plan*:

- a) Race course and associated facilities;
- b) Golf course and associated facilities;
- c) *Accessory buildings*;
- d) Vehicle parking.

Within Sub-Zone A, *Appendix 13D: Tauranga Racecourse and Tauranga Golf Course Scheduled Site – Outline Development Plan*:

- e) Members stand (being the *principal building*);
- f) Public stand (being the *secondary building*);
- g) *Business activity* directly associated with the needs of users of the racecourse.

Within Sub-Zone B *Appendix 13D: Tauranga Racecourse and Tauranga Golf Course Scheduled Site – Outline Development Plan*:

- h) *Business activity* directly associated with the needs of users of the golf course.

13A.9.10 Tauranga Racecourse and Tauranga Golf Course Scheduled Site – Permitted Activity Rules

13A.9.10.1 Building Height

The maximum height of any *building*, with the exception of the Permitted Intrusions in *Rule 4H.2.3*, shall be:

- a) *Principal building*: 15 metres,
- b) *Secondary building*: 15 metres,
- c) *Accessory buildings*: 6 metres.

13A.9.10.2 Building Scale

The maximum *gross floor area (GFA)* of any *building* shall not exceed:

- a) *Principal building* for the Tauranga Racecourse: 4000m²;
- b) *Secondary building* for the Tauranga Racecourse: 2000m²;
- c) *Accessory buildings* for the Tauranga Racecourse: 1000m²;
- d) *Principal buildings* for the Tauranga Golf Course: 2000m²;
- e) *Accessory buildings* for the Tauranga Golf Course: 500m².

Note: Any activity that does not comply with the Permitted Activity Rule 13A.9.10.2 - Building Scale shall be considered a Restricted Discretionary Activity.

13A.9.11 Mauao Recreation Reserve Scheduled Site - Permitted Activities

Within *Appendix 13E: Mauao Recreation Reserve Scheduled Site – Outline Development Plan*:

- a) *Camping grounds*;
- b) *Places of assembly, community facilities* and associated activities and allied *business activity* directly associated with the use of the holiday park which provides a service to holiday park guests;
- c) *Places of Assembly* and associated carparking to meet the Permitted Activity requirements in *Chapter 4 – General Rules*;
- d) *Surf Life Saving Buildings (including Clubrooms)* and associated carparking to meet the Permitted Activity requirements in *Chapter 4 – General Rules*;
- e) *Minor Structures and Activities*;
- f) *Minor Public Recreational Facilities and Activities*.

13A.9.12 Mauao Recreation Reserve Scheduled Site - Permitted Activity Rules

13A.9.12.1 Building Height Rules Appealed

The maximum height of any *building*, with the exception of the Permitted Intrusion in *Rule 4H.2.3* and *13A.9.12.2*, shall be:

- a) Mount Maunganui Surf Life Saving Club: 7 metres;
- b) Mount Hot Pools: 5 metres;
- c) Mount Beachside Holiday Park: 5 metres.

Note: Any activity that does not comply with the Permitted Activity Rule 13A.9.12.1 – Building Height shall be considered a Discretionary Activity

13A.9.12.2 Permitted Height Intrusion

A design feature or building component may exceed the maximum permitted *height* in *Rule 13A.9.12.1 – Building Height* within the Hot Pool Complex (as identified on the *Mauao Recreation Reserve Scheduled Site – Outline Development Plan*) provided that design feature or *building* component does not exceed the envelope of the existing *building/structure* that existed on 26 March 2011.

Note: The existing permitted design features or building components that exceed that maximum permitted height in Rule 13A.9.12.1 – Building Height are identified in Appendix 13E: Mauao Recreation Reserve Scheduled Site – Outline Development Plan.

13A.9.12.3 Building Scale

Mount Hot Pools and Mount Maunganui Surf Life Saving Clubrooms:

- a) The maximum *gross floor area (GFA)* of any *building*, structure or activity identified as the Mount Hot Pools and Mount Maunganui Surf Life Saving Clubrooms shall not exceed the external footprint or envelope of the existing *building/ structure* or activity (as existed on the 26th March 2011):

Mount Beachside Holiday Park:

- b) *Principal buildings*:
 - i) Ocean amenity block: 380m²;
 - ii) Pilot Bay amenity block: 100m²;
 - iii) Harbour amenity block: 280m²;
 - iv) Manager's Accommodation, Main office and Ranger's Office: 225m²;
 - v) Mobile Accommodation Units: 24m².
- c) *Accessory buildings*:
 - i) Implement shed (#1): 115m²;
 - ii) Implement shed (#2): 35m²;
 - iii) Mauao fire pump house: 20m²;
 - iv) Public Toilet 30m².

Note: Any activity that does not comply with the Permitted Activity Rule 13A.9.12.2 - Building Scale shall be considered a Restricted Discretionary Activity.

13A.9.12.4 Exemptions to permitted On-Site Parking Requirements – General (Rule 4B.2.3 (a)) – Mount Hot Pools Scheduled Site

An on-site parking shortfall of 34 spaces and 1 HGV bay is permitted for the Hot Pool Complex identified in *Appendix 13E: Mauao Recreation Reserve Scheduled Site – Outline Development Plan* provided that the spaces that existed at 26 March 2011 continue to be set aside as outlined below:

- a) 24 for use by patrons; and
- b) 4 (stacked) for the use of staff (which shall be exempt from complying with Rule 4B.2.4 (b) – On-Site Parking Design).

Note: Any extension, alteration or redevelopment of the Mount Hot Pool Complex shall be required to provide for the provisions of Chapter 4 – General Rules (Transportation) in relation to that extension, alteration or redevelopment only.

13A.9.12.5 Noise – Mount Hot Pools

For the purpose of assessing noise levels in accordance with the provisions of *Chapter 4 – General Rules (4E2.8 – Open Space Zones)*, the Mount Hot Pools (as existed on the 26th March 2011) shall be considered as an outdoor recreational activity.

13A.9.13 Papamoa Domain Scheduled Site - Permitted Activities

Within *Appendix 13F: Papamoa Domain Scheduled Site – Outline Development Plan*:

- a) Surf Life Saving Buildings (including Clubrooms) within the Defined Site of the Papamoa Surf Life Saving Clubrooms Defined Site (as existed on the 26th March 2011);
- b) Place of Assembly (being a restaurant) and associated carparking to meet the Permitted Activity requirements in Chapter 4 – General Rules located within the defined site of Lot 1 DPS 53134.

13A.9.14 Papamoa Domain Scheduled Site - Permitted Activity Rules

13A.9.14.1 Building Height

The maximum height of any building, with the exception of the Permitted Intrusion in *Rule 4H 2.3*, shall be 7 metres.

13A.9.14.2 Building Scale

The maximum *gross floor area (GFA)* of any existing *building or structure*, being the *Surf Life Saving Buildings (including Clubrooms)* and *Place of Assembly* (being a restaurant) shall not exceed the existing external envelope and footprint of that *building or structure*.

Note: Any activity that does not comply with the Permitted Activity Rule 13A.9.14.2 - Building Scale shall be considered a Restricted Discretionary Activity.

13A.10 Rules in Other Sections of the Plan

Activities within any Open Space Zone shall also comply with the following Permitted Activity Rules found within other Chapters of *the Plan*, where relevant:

- a) The provisions of *Chapter 4 – General Rules*;
- b) The provisions of *Chapter 7 – Heritage*;
- c) The provision of *Chapter 8 – Natural Hazards*;
- d) The provisions of *Chapter 9 – Hazardous Substances and Contaminated Land*;
- e) The provisions of *Chapter 11 – Financial Contributions*;
- f) The provisions of *Chapter 12 – Subdivision, Infrastructure and Services, Section 12G – Infrastructure and Services*;
- g) The provisions of any Plan Area.

13A.11 Restricted Discretionary Activity Rules

The following are Restricted Discretionary Activities:

- a) Any Permitted Activity, including any Permitted Activity in a Scheduled Site, that does not comply with:
 - i) *Rule 13A.8.2 – Building Scale* (in relation to an activity within an Open Space Zone, excluding the Conservation Zone);
 - ii) *Rule 13A.8.3 – Overshadowing*;
 - iii) *Rule 13A.8.4 – Setbacks*;
 - iv) *Rule 13A.8.5 – Streetscape*;
 - v) *Rule 13A.8.6 – Establishment, maintenance or demolition of a building or structure*.
- b) Any Permitted Activity in a Scheduled Site (in relation to an activity undertaken on land with an underlying Open Space Zone, excluding the Conservation Zone) that does not comply with a Building Scale Rule, excluding:
 - i) Multi-level development outside Sub-Zone A in accordance with *Appendix 13A: Mount Maunganui Golf Course Scheduled Site – Outline Development Plan* which is a Prohibited Activity, except as provided for by *Rule 13A.9.2.3 – Permitted Activity Intrusions into Sub-Zone A*.

13A.11.1 Restricted Discretionary Activities – Standards and Terms

Note: Any activity that does not comply with Rule – Restricted Discretionary Activity – Standards and Terms shall be considered a Discretionary Activity.

Restricted Discretionary Activities that do not comply with *Rule 13A.8.4 - Setbacks* shall comply with the following standards and terms:

- a) A qualified landscape architect shall prepare a landscape and visual assessment for any application for resource consent;
- b) The assessment shall have particular regard to the open space character and factors, values and associations that contribute to the areas landscape and *natural character*, including its interface with the *Coastal Marine Area, permanently flowing river or stream or wetland*.

13A.11.2 Restricted Discretionary Activities - Matters of Discretion and Conditions

13A.11.2.1 Building Scale

In considering activities that do not comply with *Rule 13A.8.2 – Building Scale* or Scheduled Site activities that do not comply with a Building Scale Rule, the *Council* restricts the exercise of its discretion to:

- a) The extent to which the size or proportion of the open space area and its ability to absorb new *buildings or structures* and activities, is compromised;
- b) *Building* design and appearance, including *site* design and *building* layout;
- c) The extent to which the *building or structure* visually dominates its *site* or surrounding *sites*;
- d) The nature, location and extent of any proposed *earthworks*;
- e) The use of materials on the exterior of any *building or structure*, including the use of colour;
- f) The extent to which the bulk and scale of the *building or structure* is compatible with the surrounding *landscape character*;
- g) The extent of any landscape planting to mitigate against the effects of increased *building* scale.

13A.11.2.2 Overshadowing

In considering activities that do not comply with *Rule 13A.8.3 - Overshadowing* the *Council* restricts the exercise of its discretion to the extent to which the proposal would overshadow other *sites* resulting in reduced sunlight and daylight.

13A.11.2.3 Setbacks

- a) In considering activities that do not comply with *Rule 13A.8.4 a) - Setbacks* the *Council* restricts the exercise of its discretion to:
- i) The extent to which the proposal would adversely impact on the visual and aural privacy of occupants in adjoining *sites*;
 - ii) The extent to which the proposal would reduce the ability to maintain access for maintenance, including for *buildings* on adjoining *sites*;
 - iii) The extent to which the proposal would address potential adverse impacts through design measures including, but not restricted to, step breaks in façades, and minimisation of the length of encroachment into the *setback*.
- b) In considering activities that do not comply with *Rule 13A.8.4 b) or c) - Setbacks* the *Council* restricts the exercise of its discretion to:
- i) The *height*, scale, and location of any *building*, *structure*, or sign;
 - ii) The use of material on the exterior of any *building* or *structure*, including the use of colour;
 - iii) The nature, location and extent of any proposed *earthworks*;
 - iv) The location and design of access, parking areas; infrastructure and services or fences;
 - v) 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.
 - vi) 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.

13A.11.2.4 Streetscape

In considering activities that do not comply with *Rule 13A.8.5 - Streetscape* the *Council* restricts the exercise of its discretion to:

- a) The extent to which the proposal would adversely impact on the maintenance of a consistent *setback* from the street and result in the reduction of the visual amenity of the existing and anticipated *streetscape* pattern when viewed from the street and from adjoining *sites*;
- b) The extent to which the proposal addresses potential adverse impacts through on-site design measures or contribution to the maintenance of amenity at the public-private interface.

13A.11.2.5 Establishment, Maintenance or Demolition of a Building or Structure

In considering activities that do not comply with *Rule 13A.8.6 - Establishment, maintenance or demolition of a building or structure*, the *Council* restricts the exercise of its discretion to:

- a) The extent to which the proposal addresses the potential impacts through restoration of the *site* through *earthworks* and landscape planting.

13A.12 Discretionary Activity Rules

The following are Discretionary Activities:

- a) Any Permitted Activity that does not comply with:
 - i) *Rule 13A.8.1 – Building Height*;
 - ii) *Rule 13A.8.2 – Building Scale* (in relation to an activity within the Conservation Zone);
- b) Any Scheduled Site – Permitted Activity, not otherwise provided for as a Restricted Discretionary Activity, that does not comply with the relevant Permitted Activity Rules for Scheduled Sites, except for:
 - i) Multi-level development outside Sub-Zone A in accordance with *Appendix 13A: Mount Maunganui Golf Course Scheduled Site – Outline Development Plan* which is a Prohibited Activity, except as provided for by *Rule 13A.9.2.3 – Permitted Activity Intrusions into Sub-Zone A*;
 - ii) Multi-level development within Sub-Zone A in accordance with *Appendix 13A: Mount Maunganui Golf Course Scheduled Site – Outline Development Plan* exceeding a *height* of 26 metres above natural *ground level*, which is a Prohibited Activity;
 - iii) Permanent *buildings* or *structures* located within Sub-Zone A in accordance with *Appendix 13B: Papamoa Top 10 Holiday Resort Scheduled Site – Outline Development Plan*, which is a Non-Complying Activity, except for *buildings, structures* and activities provided for in *Rule 13A.9.3 a) – Papamoa Beach Top 10 Holiday Resort Scheduled Site - Permitted Activities*, which are Permitted Activities;
- c) Any activity not listed as Permitted, Restricted Discretionary, Non-Complying or a Prohibited Activity;
- d) Any activity listed as Discretionary in *Table 13A.1*.

13A.12.1 Assessment of Discretionary Activities

In considering a Discretionary Activity the *Council's* discretion is unrestricted. The *Council* shall consider any relevant matter with particular regard to the relevant objectives and policies of *the Plan*.

13A.13 Non-Complying Activity Rules

The following are Non-Complying Activities:

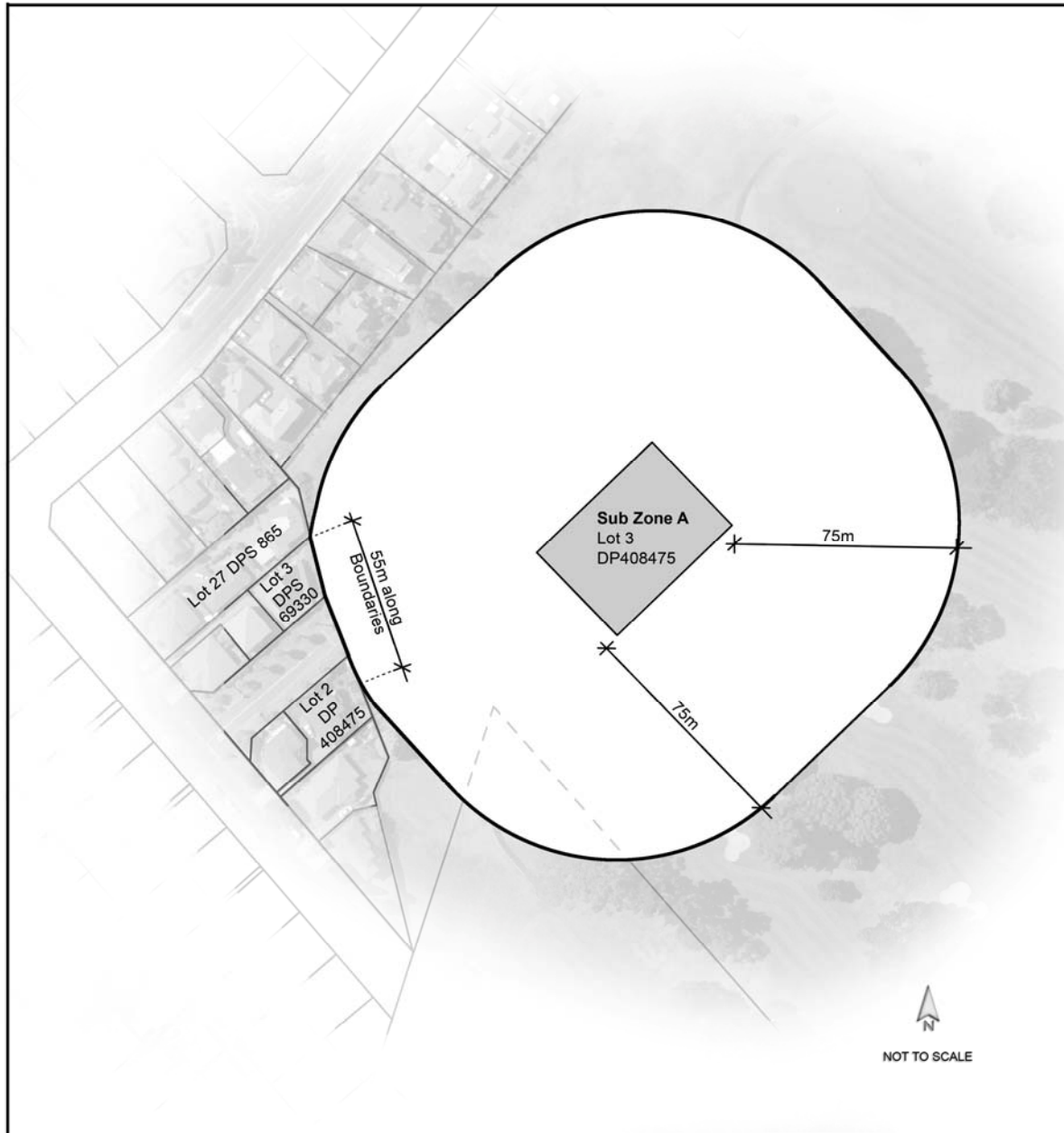
- a) Any activity listed as Non-Complying in *Table 13A.1*.
- b) Permanent *buildings* or *structures* located within Sub-Zone A in accordance with *Appendix 13B: Papamoa Top 10 Holiday Resort Scheduled Site – Outline Development Plan* except for buildings, structures and activities provided for in *Rule 13A.9.3 a) – Papamoa Beach Top 10 Holiday Resort Scheduled Site - Permitted Activities*, which are Permitted Activities.

13A.14 Prohibited Activity Rules

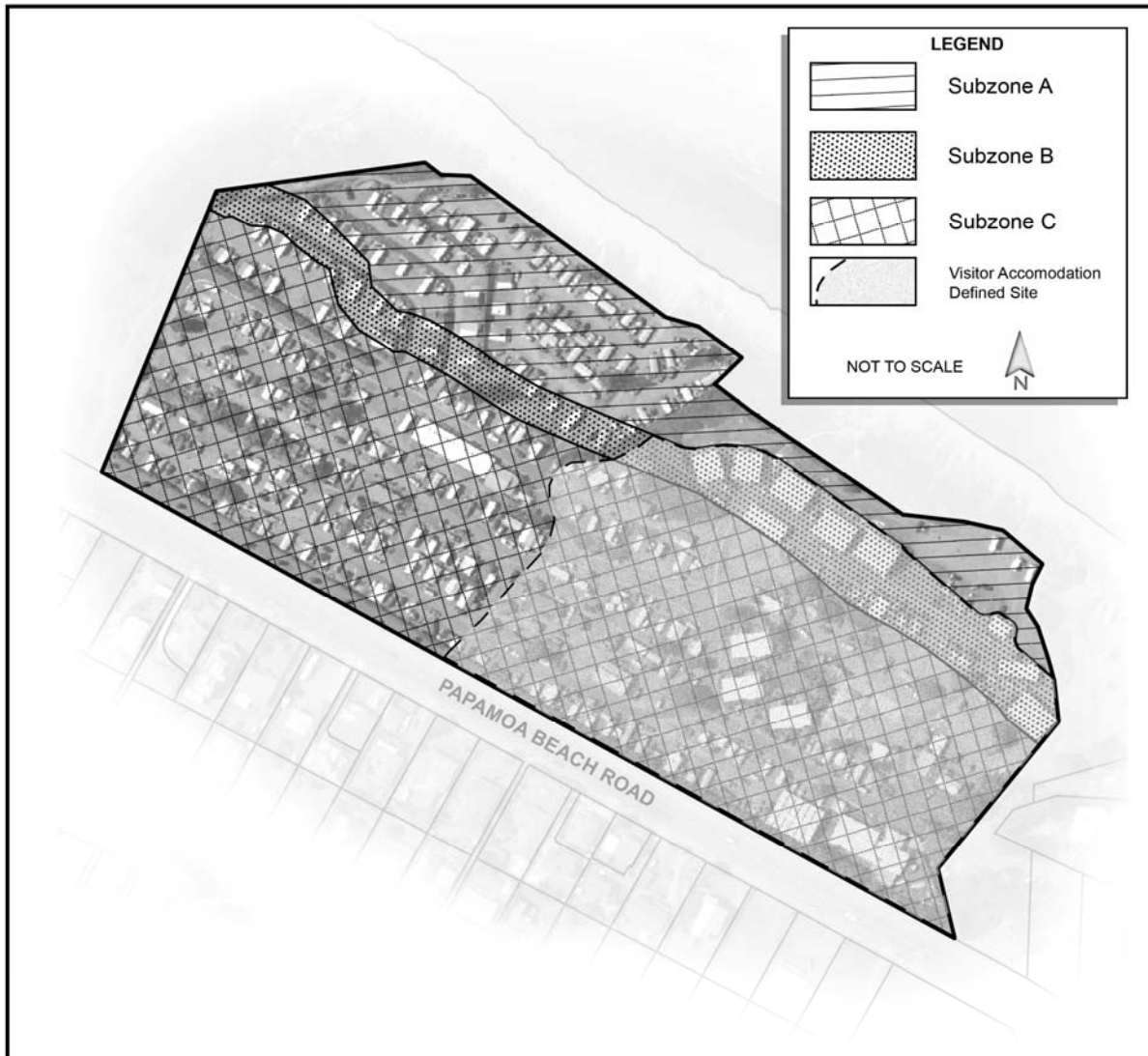
The following are Prohibited Activities:

- a) Multi-level development outside Sub-Zone A in accordance with *Appendix 13A: Mount Maunganui Golf Course Scheduled Site – Outline Development Plan*, except as provided for by *Rule 13A.9.2.3 – Permitted Activity Intrusions into Sub-Zone A*;
- b) Multi-level Development within Sub-Zone A in accordance with *Appendix 13A: Mount Maunganui Golf Course Scheduled Site – Outline Development Plan* exceeding a *height* of 26 metres above natural *ground level*.

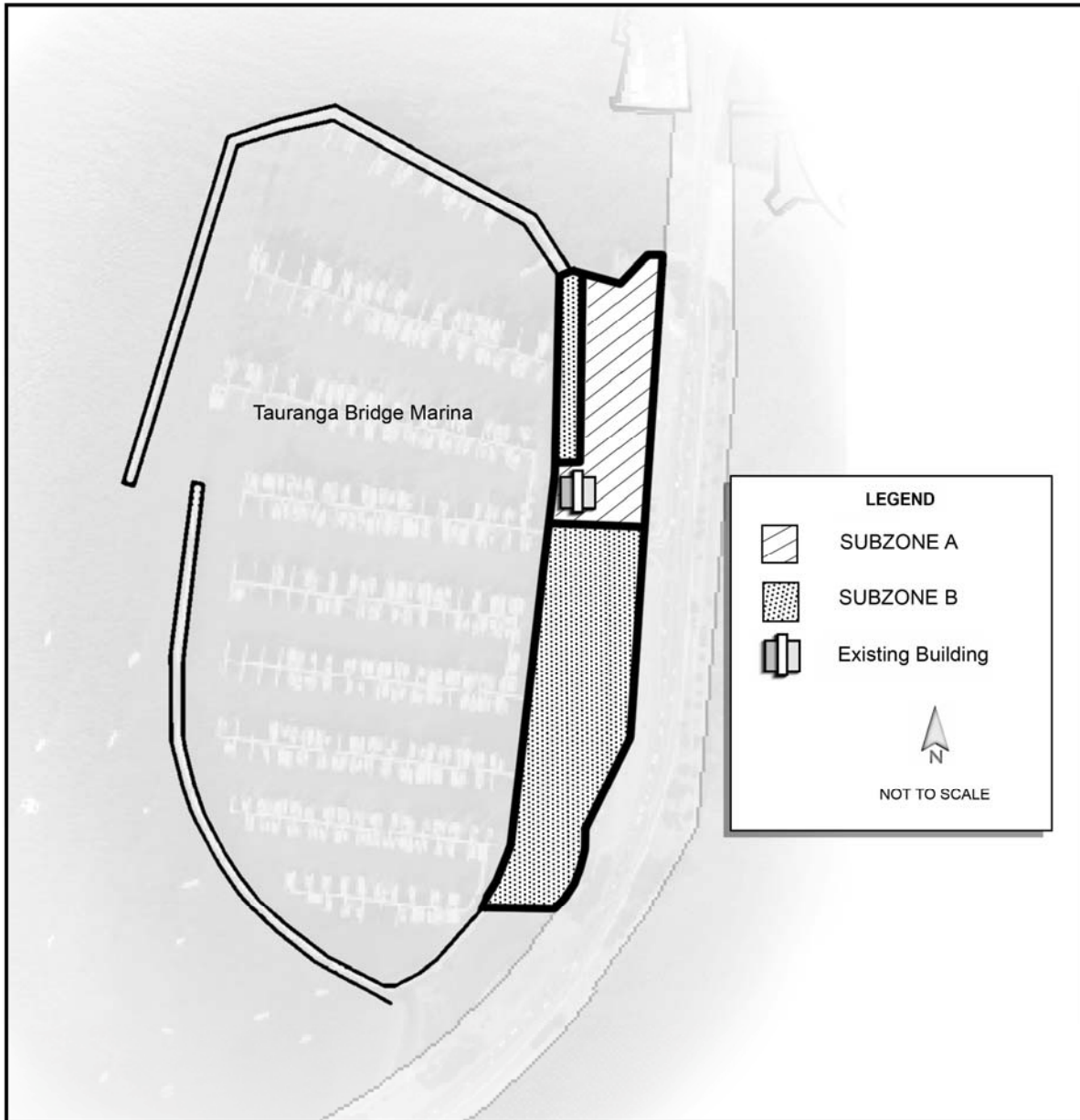
Appendix 13A: Mount Maunganui Golf Course Scheduled Site – Outline Development Plan

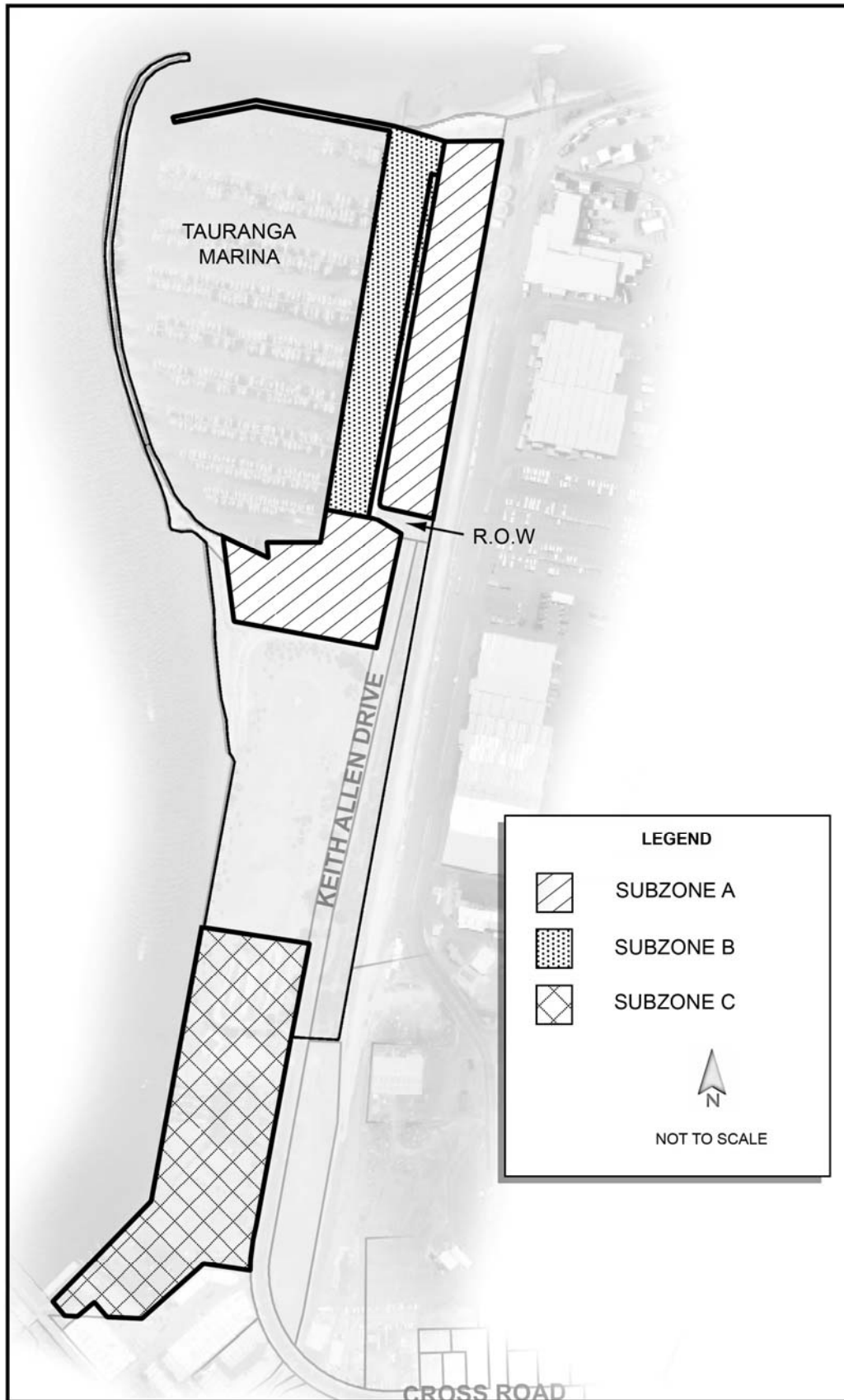


Appendix 13B: Papamoa Beach Top 10 Holiday Resort Scheduled Site – Outline Development Plan

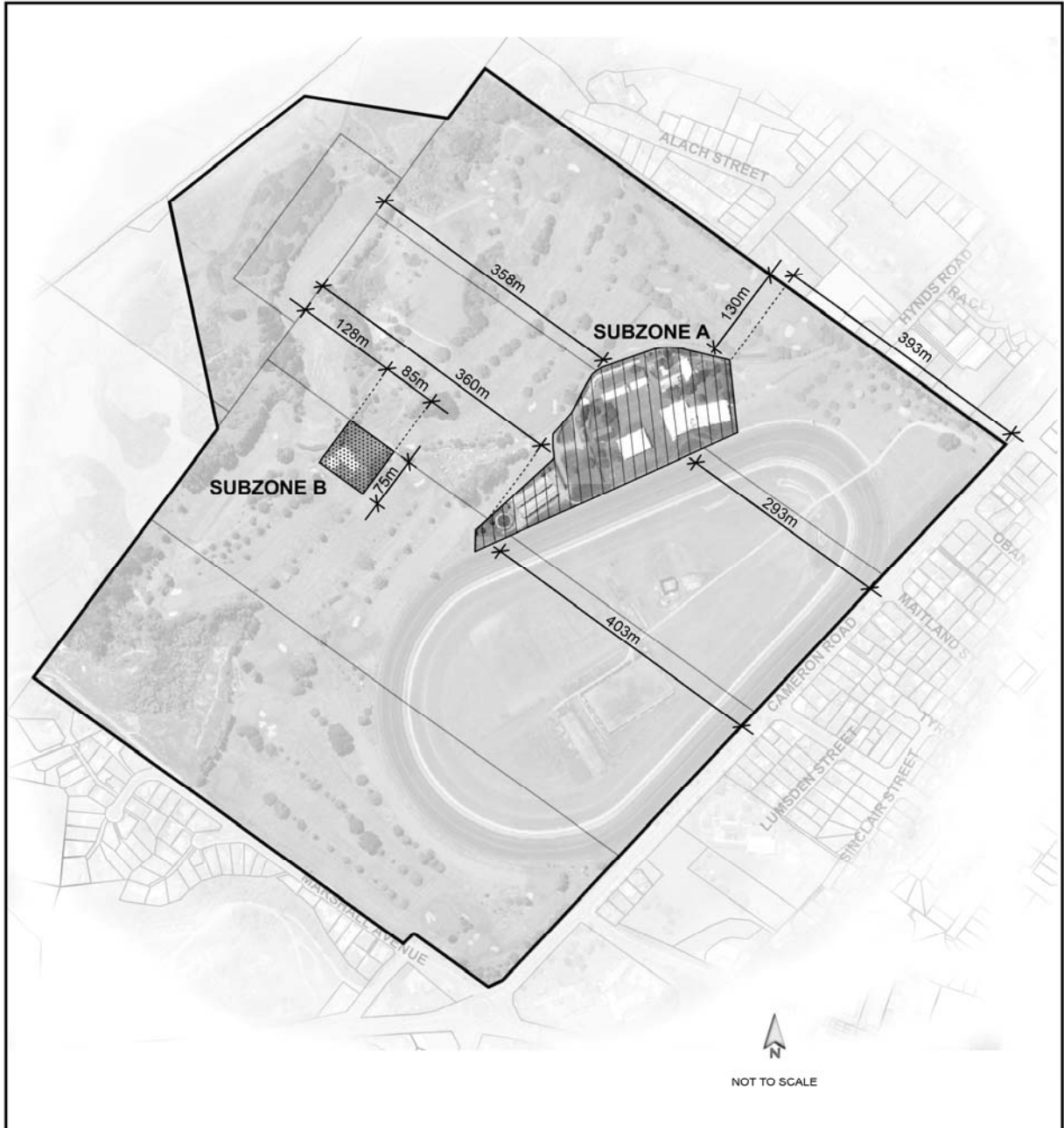


Appendix 13C: Tauranga Bridge, Tauranga Marina and Marine Park Scheduled Site – Outline Development Plan

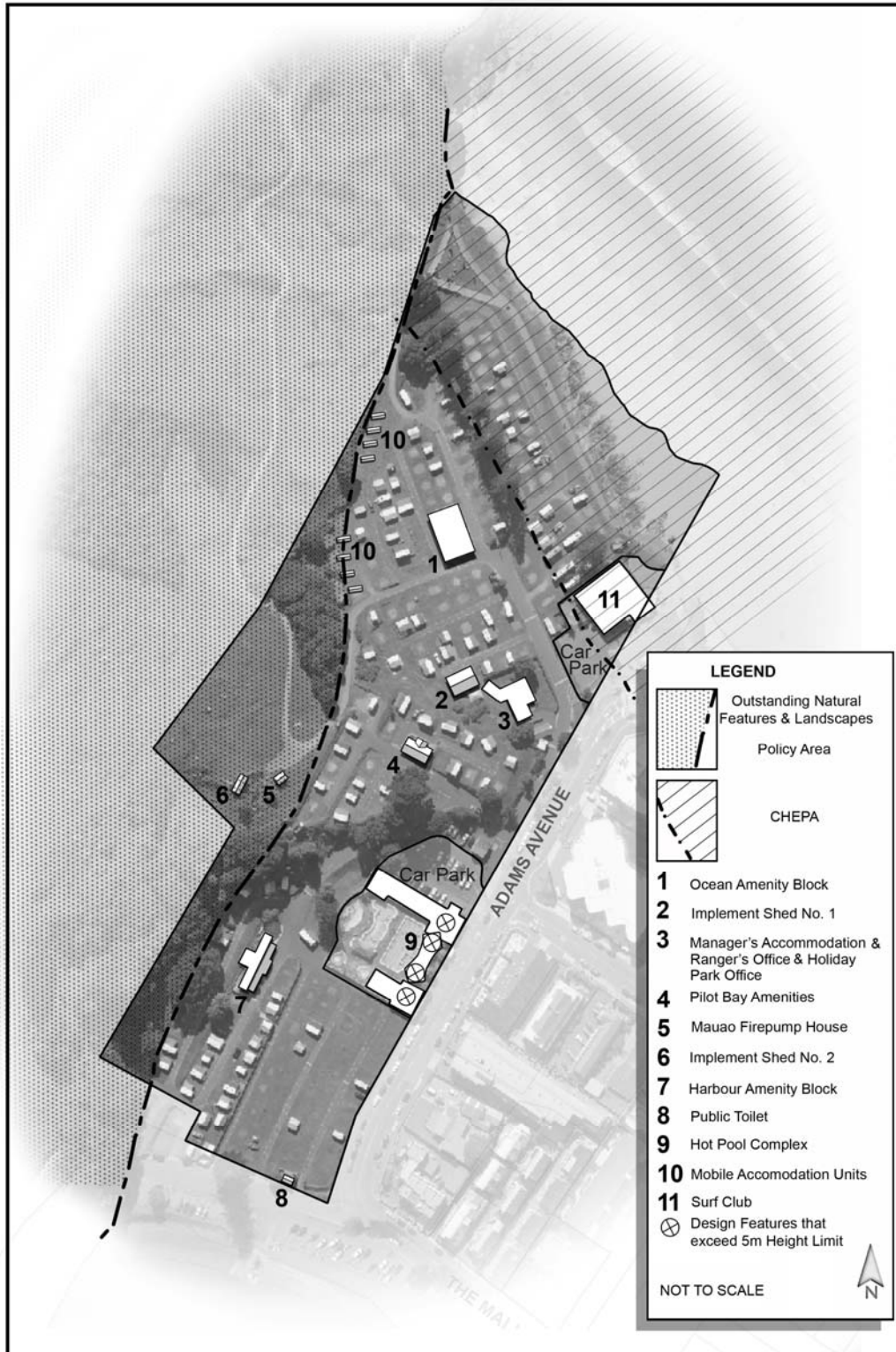


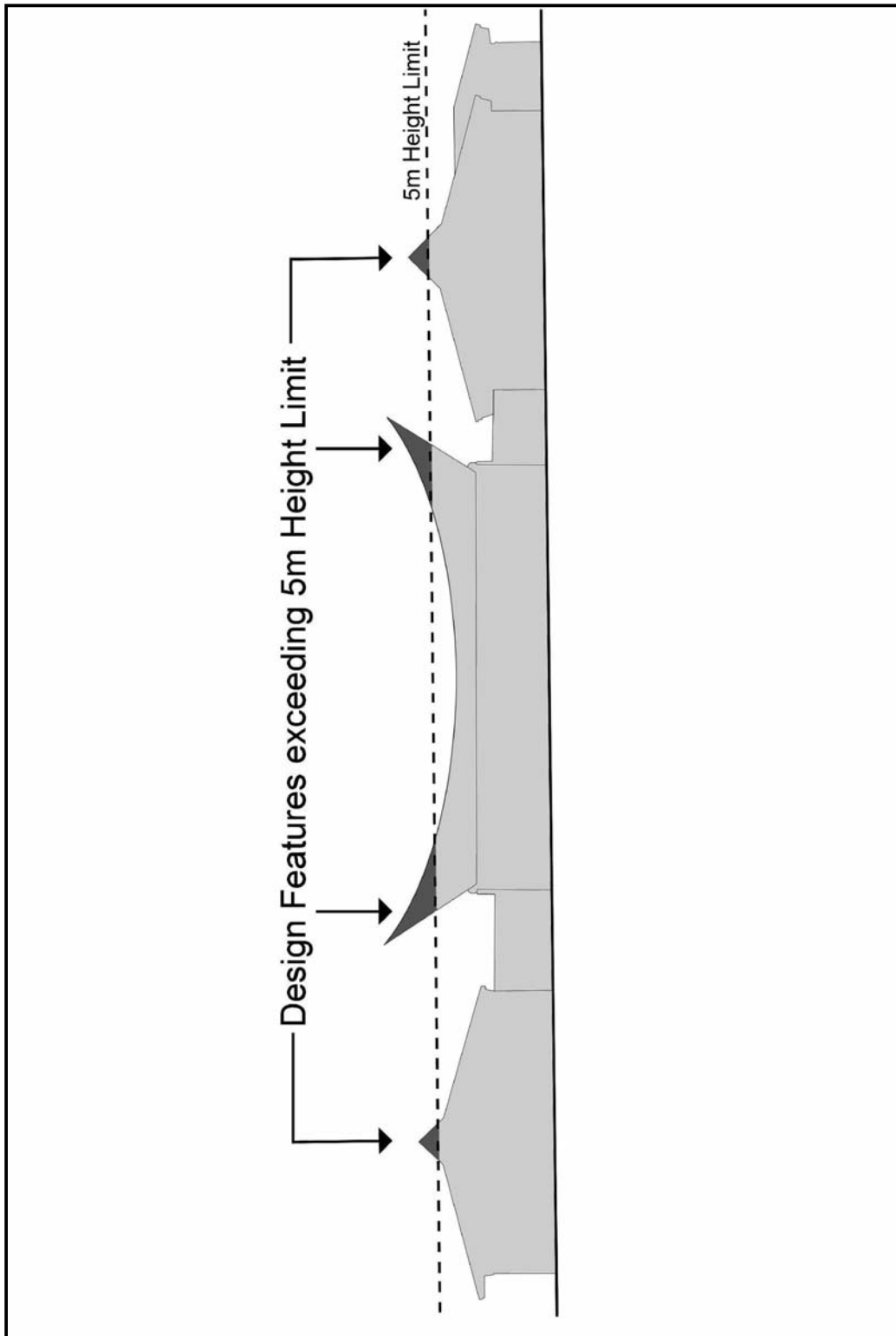


Appendix 13D: Tauranga Racecourse and Tauranga Golf Course Scheduled Site – Outline Development Plan



Appendix 13E: Mauao Recreation Reserve Scheduled Site – Outline Development Plan





Appendix 13F: Papamoa Domain Scheduled Site – Outline Development Plan

