CITY OF TAURANGA
DISTRICT SCHEME

SECTION No. 2

SCHEME STATEMENT
CODE OF ORDINANCES
DISTRICT PLANNING MAPS

DATE OF COMING INTO OPERATION: 1st JANUARY 1971
APPROVED DISTRICT SCHEME

THIS IS A TRUE AND CORRECT COPY OF THE CITY OF TAURANGA DISTRICT SCHEME SECTION NO. 2 WHICH WAS APPROVED BY THE COUNCIL ON 14th DAY OF DECEMBER 1970.

The Common Seal of the Mayor Councillors and Citizens of the City of Tauranga was fixed hereto pursuant to a resolution of the Council by and in the presence of

R.A. Owens Mayor
E.L. Faulkner Councillor
C.G. Marchant Town Clerk
CITY OF TAURANGA DISTRICT SCHEME

NOTATION
SECTION N° 1
SECTION N° 2
SECTION N° 3
CITY BOUNDARY

Sheet N° 1(a)
Sheet N° 2
Sheet N° 3
Sheet N° 1(b)
PART I - INTRODUCTORY

Clause 1 - Documents Comprising District Scheme

This scheme statement, the code of ordinances and the district planning map comprise the City of Tauranga District Scheme Section No. 2 (hereinafter called the district scheme or the scheme) as required by Section 21 of the Town and Country Planning Act 1953, and Regulation 15(1) of the Town and Country Planning Regulations 1960.

Clause 2 - Area Included Within District Scheme

The district scheme provides for the future development of Section No. 2 of the City of Tauranga, being an area of 1819 acres comprising 1040 acres at Greerton and 779 acres at Maungatapu, as shown on the district planning map.

Clause 3 - Planning Period

The district scheme covers a term of twenty years (hereinafter called the planning period) being the years 1957 to 1985 both inclusive.

Clause 4 - Interpretation

In this statement, unless the context otherwise requires, words and phrases have the same meaning as in the Code of Ordinances.

PART II - POPULATION AND OCCUPATIONAL STRUCTURE AND FUNCTIONS OF THE DISTRICT

Clause 1 - Past Population Changes

Greerton and Maungatapu have until recent years formed part of Tauranga County and population statistics for the precise area of Section No. 2 of the district scheme are not readily available. The following table indicates how the population of the two localities has changed since the 1925 Census.
### POPULATION CHANGES 1926 - 55

<table>
<thead>
<tr>
<th>Census</th>
<th>Greerton Locality</th>
<th>Maungatapu Locality</th>
</tr>
</thead>
<tbody>
<tr>
<td>1926</td>
<td>*301</td>
<td>N.A.</td>
</tr>
<tr>
<td>1935</td>
<td>*415</td>
<td>110</td>
</tr>
<tr>
<td>1945</td>
<td>*437</td>
<td>133</td>
</tr>
<tr>
<td>1951</td>
<td>1,169</td>
<td>203</td>
</tr>
<tr>
<td>1955</td>
<td>2,815</td>
<td>169</td>
</tr>
</tbody>
</table>

* Includes the Gate Fa Locality

### Clause 2 - Sex and Age Structure of Population

The sex and age structure of the population in the area covered by Section No. 2 of the district scheme are not readily available or very relevant to the planning problems in the area. The Greerton locality has developed substantially since the 1945 and is expected to have a higher than average proportion of the population in the lower age groups. The Maungatapu locality has a small existing population relative to future population which will have a high percentage of its population in the lower age groups.

### Clause 3 - Estimates of Future Population

The following table gives an estimate of the population in the district for the next twenty years. The estimates are based on the assumption that the localities will reach 90% capacity at Greerton and 80% capacity at Maungatapu during the planning period.

<table>
<thead>
<tr>
<th>Period</th>
<th>Year</th>
<th>Population</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Greerton</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1965</td>
<td></td>
<td>6,350</td>
</tr>
<tr>
<td>In 5 years</td>
<td>1971</td>
<td>6,700</td>
</tr>
<tr>
<td>In 10 years</td>
<td>1975</td>
<td>7,100</td>
</tr>
<tr>
<td>At end of planning period</td>
<td>1985</td>
<td>7,600</td>
</tr>
</tbody>
</table>

### Clause 4 - Present Functions of District

Greerton and Maungatapu are suburban housing areas of Tauranga City.

### Clause 5 - Present Occupational Structure

Data on the present occupational structure of Greerton and Maungatapu is not readily available. Data for the district comprising Tauranga, Mount Maunganui and Te Puke is included in Section No. 1 of the district scheme.
Clause 5 - Potential Development of the District

The present characteristics of the district as a suburban residential area of Tauranga will continue, but land adjoining State Highway No. 29 will be developed for industrial purposes.

PART III : USE ZONING

Clause 1 - Information of Particular Relevance to Zoning Proposals

The Greerton area is dissected by valleys and coastal indentations which have influenced the direction of present urban uses and past growth. Much of the flat land is already developed for residential and allied uses and the more difficult steeper or less well drained land in the valleys is now being developed. The topographical features of the area provide residential sites with excellent close and distant views of countryside and harbour. It is therefore imperative that the future use of valley floors and land at lower levels from adjoining residential areas should wherever possible be controlled so that the present excellent views are not seriously affected.

As much of the higher flat land is already developed, additional housing will be in small areas of infilling on valley slopes or floors. Commercial development is well established in a major suburban centre at Greerton where provision is made for expansion on minor roads rather than alongside the major access road from the west. Other small shopping areas are well distributed about the area and no further centres are proposed.

There is at present little industrial development at Greerton. There has however, been an unsatisfied demand in Tauranga for land by industries requiring large and small sites. A major industrial area is proposed alongside State Highway No. 29 adjoining a large area within Tauranga County at present being developed for industrial sites. This area is well situated in the general pattern of industrial areas and developing residential areas and major access routes.

The Maungataupu peninsular is linked with the remainder of the city at Turret Road by a causeway and with the Greerton area by the comparatively new State Highway from Barkes Corner through Tauranga County. The peninsular is comparatively narrow with only a relatively small area on the south-eastern side being unsuitable for urban development because of difficulties of obtaining satisfactory access. The area is rapidly being developed for suburban housing. Most of the area slopes in a westerly or north westerly direction and is ideally suited for housing. Few commercial uses are available at present but with the anticipated growth in population further shops will be required and a planned centre is proposed about the centre of the peninsular alongside the present main road. This road which presently provides the main road link between the city and Mt. Maunganui will revert to a local road when the new limited access road through the peninsular comes into use.

Clause 2 - Use of Land

The distribution of uses of land in early 1957 is shown on the Planning Data Map which is available for inspection in the Council's office.
Clause 3 - Policy as to Zoning

(1) General Control - The areas within the district that are zoned for rural, residential, commercial and industrial purposes have been calculated to provide, in conjunction with uses in the remaining part of the city, for all needs of the district in those respects over the whole planning period. Future building and other development in the district will be so directed as:

(a) To avoid, as far as possible, the indiscriminate mixture of incompatible uses;
(b) To economise in the servicing of the district;
(c) To maintain the stability of property values;
(d) To maintain and provide amenities appropriate to every locality; and
(e) So far as practicable to avoid encroachment of urban uses upon land of high actual or potential value for the production of food.

These objectives shall be secured as far as possible by allocating particular areas or zones for compatible uses of land and buildings, by grouping future building and other development in the appropriate zone and in some cases by securing compatibility by imposing special conditions.

(2) Consolidation of Development - Urban development will be consolidated and confined so far as is practicable to areas that are already urban in character in preference to permitting expansion beyond present urban limits.

(3) Predominant and Conditional Uses - The predominant and conditional uses permitted in each zone shall be as set out in the code of ordinances which forms part of this scheme.

(4) Indentification of Zones on District Planning Map - Each zone is shown on the district planning map by the notations set opposite its name in the key shown on that map.

(5) Stage Development - As most localities in the district are well developed as residential areas readily serviced by roads, electricity and water supply, it is not practicable or necessary to provide for the development of residential areas by stages.

It is however, proposed that some land adjoining the proposed commercial centre at Maungatapu shall be reserved for possible future commercial use. Until 1976 residential uses will be permitted in accordance with the code or ordinances.

(6) Council Policy on the Siting of Licensed Hotels and Taverns - Licensed hotels and taverns are permitted as predominant uses under the code of ordinances only in Commercial 'B' zones. They may also be allowed as conditional uses in Commercial 'Bl' zones, but are excluded from all other zones.

Although there is no provision for the establishment of licensed hotels and taverns in residential and rural zones under the district scheme, applications for a change of use or a departure from the scheme to permit such a use in a residential or rural zone may arise.

Applications for licensed hotels and taverns in all zones except Commercial 'B' zones need to be advertised for comment or objection by the general public, and some time will inevitably elapse before final approval or otherwise may be given to the applicant. In order to reduce uncertainties to a minimum, Council has adopted the following policy for appraising applications for licensed hotels and taverns:
(a) Residential Zones:

(i) A minimum site area of four acres;
(ii) Direct access from a main traffic route and not from a purely residential street;
(iii) Entry points to site limited to two, and situated in good relation to intersections;
(iv) No incompatible uses such as schools, kindergartens etc. in the vicinity or on the streets leading to the site;
(v) Adequate screening from adjoining residential zones either by natural topography, by existing plantations or future tree planting, or by high walls. The intervention of a street will not normally be considered an adequate break without some screening treatment.
(vi) Detailed requirements based on the normal bylaws and code of ordinances will apply, except that car parking requirements will be as follows:
   1 car space for every 30 sq. ft. of public space
   1 car space for every 2,000 sq. ft. of total floor area for staff, plus
   1 car space for every 2 guest rooms.

(b) Commercial 'A' Zones:
Same as for Residential zones.

(c) Industrial 'A' Zones:
In block north of Second Avenue - same as for predominant uses in Commercial 'B' zones. Elsewhere - same as for Residential zones.

(d) Rural Zones:
Same as for Residential zones.

Clause 4 - Rural Zones

(1) Permitted Uses - Subject to the provisions of this scheme, land within a rural zone is intended primarily for any farming use, but may also be used for certain other uses which are specified in the code of ordinances as being permitted in the rural zone, if the use proposed does not:
   (a) Cause demand for extension of public services that is not in the economic interests of the region or locality;
   (b) Cause public services that already exist or are substantially committed to be uneconomically used;
   (c) Cause an extension that is not in the economic interest of the region or locality of the subdivision into lots of less than two acres of land along existing highways;
   (d) Cause an extension that is not in the economic interests of the region or locality of industrial or commercial development along existing roads or streets.

(2) Area Zoned - The aggregate area including roads and streets zoned for rural purposes is 126 acres.
Clause 5 - Residential Zones

(1) **Permitted Uses** - Subject to the provisions of this scheme, land within a residential zone is intended primarily for the residential uses and related services specified in the code of ordinances as permitted in that zone. Residential zoning protects residential uses against detriment arising out of mingling of incompatible uses; and provides for economic use of urban services.

(2) **Area Zoned** - The aggregate area (including streets) used for residential purposes at 31/3/67 was 477 acres and 1394 acres have been zoned for these uses to provide for an estimated population of 10,500 in Section 2 of the scheme.

Clause 5 - Commercial Zones

(1) **Permitted Uses** - The commercial zones provide primarily for business or commercial development, and consist predominantly of areas for shops, and retail storage. The uses of land in commercial zones shall, as far as possible, provide for continuity of shop frontage without the intrusion at street level of any other use which would tend to affect detrimentally the business or goods of retailers or would tend to draw unnecessary or obstructive vehicular traffic into streets fronting retail shopping premises.

(2) **Area Zoned** - The areas at present used and the aggregate areas and zones proposed are as follows:

(a) Aggregate area (excluding streets) used for commercial purposes:
- Greerton - 2 acres 3540 ft. frontage
- Maungatapu 28 perches 280 ft. frontage

(b) Aggregate area (excluding streets) proposed for commercial purposes:
- Greerton:
  - Commercial A 5.5 acres 600 ft. frontage
  - Commercial A1 nil nil
  - Commercial B 9 acres 3840 ft. frontage
  - Commercial B1 nil nil
- Maungatapu:
  - Commercial A 1 acre 400 ft. frontage
  - Commercial A1 0.4 acre 150 ft.
  - Commercial B nil nil
  - Commercial B1 nil nil

Clause 7 - Industrial Zones

(1) **Permitted Uses** - The industrial zones are intended to minimise interference of industry with other uses, and within industrial areas to minimise interference of industries with one another. Industries will be grouped according to common characteristics and differences, distinguishing between groups in accordance with the classification set forth in the code or ordinances.

For the protection of residential property, and to ensure that sufficient areas zoned, serviced and roaded will be available for industry, residential uses shall, except as provided in the said code of ordinances, be excluded from industrial zones.
(2) Areas Zoned - The areas at present used and the aggregate areas and zones proposed under the scheme for industrial uses, including wholesale storage, are as follows:

(a) Aggregate area (excluding streets) at present used by industrial defined in the code of ordinances as:

<table>
<thead>
<tr>
<th>Zone</th>
<th>Present Used (acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Greerton</td>
<td></td>
</tr>
<tr>
<td>Industrial A</td>
<td>1 3/4 acres</td>
</tr>
<tr>
<td>Industrial B</td>
<td>26 acres</td>
</tr>
<tr>
<td>Industrial B1</td>
<td>nil acres</td>
</tr>
<tr>
<td>Industrial C</td>
<td>nil acres</td>
</tr>
<tr>
<td>Industrial Cl</td>
<td>nil acres</td>
</tr>
<tr>
<td>Maungatapu</td>
<td></td>
</tr>
</tbody>
</table>

(b) Aggregate areas (including present areas but excluding streets) of industrial zones proposed for purposes defined in the code of ordinances as:

<table>
<thead>
<tr>
<th>Zone</th>
<th>Proposed (acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Greerton</td>
<td></td>
</tr>
<tr>
<td>Industrial A</td>
<td>3.2 acres</td>
</tr>
<tr>
<td>Industrial B</td>
<td>29.9 acres</td>
</tr>
<tr>
<td>Industrial B1</td>
<td>12 acres</td>
</tr>
<tr>
<td>Industrial C</td>
<td>68.0 acres</td>
</tr>
<tr>
<td>Industrial Cl</td>
<td>nil acres</td>
</tr>
</tbody>
</table>

Maungatapu

There are no industrial uses.

PART IV: LAND SUBDIVISION

Standards for new subdivisions in each zone are specified in the code of ordinances.

PART V: RESERVES AND OPEN SPACES

Clause 1 - Reserves and Buildings

(1) For Recreation and Open Spaces - For practical reasons reserves for the outdoor recreational needs of the community throughout the planning period must be provided in advance of subdivision. Other legislation requires a proportion of these areas to be provided by subdividers and these areas will be grouped for their greater usefulness. This will be given effect to by accepting in appropriate cases payment of money instead of land so required to be provided, and using the funds so obtained to purchase land in blocks and for the development of the Council's reserves. The particular lands proposed to be reserved for recreational purposes are shown on the district planning map in accordance with the notations thereon assigned to them and their areas are as follows:

<table>
<thead>
<tr>
<th>Type</th>
<th>Existing</th>
<th>Proposed (addit.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recreation Reserves and open spaces</td>
<td>46 acres</td>
<td>32 acres</td>
</tr>
</tbody>
</table>

(2) For National, Civic and Other Purposes - Land or buildings owned or proposed to be acquired by public authorities for national, civic, cultural and community purposes have been shown as so reserved in accordance with the notations assigned to them on the district planning map. In this category are public schools, civic buildings, car parks, hospitals etc.

Clause 2 - Private Open Spaces

(1) Provision - Land owners will be encouraged to provide and maintain open spaces in appropriate locations for purposes of value to the community. Land used by sports clubs is in this category. Although not owned or intended to be owned by the Council nor by any public authority, these open spaces are important in the life of the community.
(2) Designation - Land or buildings used for purposes of value to the community and not intended to be owned by the Council nor by any local authority are shown on the district planning map specifically for their particular uses and are so zoned. In this category are private schools, halls, churches, clubrooms, car parks etc.

PART VI : PUBLIC UTILITIES AND OTHER WORKS

Clause 1 - Existing Services and Areas Served

Areas at present served by various public utilities are shown on the planning data map by the notation set opposite the name of the particular service in the key endorsed on that map.

Clause 2 - Consolidation of Development

To ensure economic use of public utilities and other works, subdivision and building development is to be consolidated so far as is reasonably possible within areas already reticulated before expansion elsewhere is permitted.

Clause 3 - Proposed Extensions

Extensions of most services to meet the requirements of urban development provided for under this scheme can be readily carried out when necessary. A new sewage treatment plant is at present under construction and a reticulation service for the whole of the proposed urban area of the city is in the course of preparation but the staging of such development is not yet available.

PART VII : BUILDINGS : SITING AND HEIGHT

Clause 1 - Siting

(1) Yards - The positions of the buildings on each site are governed to some extent and in some cases by yard requirements designed to ensure that satisfactory access for all purposes is, if and where necessary, provided to the rear of each section, and also that the needs of the neighbouring properties in respect of ventilation, lighting and privacy are reasonably allowed for. These requirements are more particularly specified in the code or ordinances which forms part of this scheme.

(2) Building Line Restrictions - No building or part of a building shall be erected or substantially reconstructed if any part of it is so erected or reconstructed would stand between the street named and the building line specified in respect of it.

Clause 2 - Height

Buildings shall be limited to the maximum site coverage and heights set out in the said code. These are related both to the requirements of the particular zone and to the traffic capacity of adjacent streets.
Clause 3 - Use of Uncovered Space

The portions of sites not permitted to be covered by buildings are required primarily for the provision of adequate light, ventilation, accessibility for fire fighting purposes and amenities, but may also be used for parking and loading of vehicles to the extent authorised in the said code.

PART VIII : COMMUNICATIONS AND TRANSPORTATION

Clause 1 - Existing

This scheme forms part only of the City of Tauranga. The following are the principal items of existing communications and transportation for the whole city.

1. **Road:** The city has direct connection by arterial routes to the regional and national systems;

2. **Rail:** The railway through the city forms part of the East Coast Main Trunk system, serving both passenger and goods traffic;

3. **Sea:** The wharf at Tauranga is used mostly by coastal shipping but at times is used by overseas ships in ballast or not fully laden;

4. **Air:** The Tauranga aerodrome is situated at Mount Maunganui, the connection with the city being by regular 'bus service.

Clause 2 - Proposals for the Future

1. The district scheme does not show all traffic and transportation proposals for the district. Such proposals will be prepared for a wider area than the present district and will be based on a more complete survey of existing and future travel patterns related directly to the use of land in and about the district.

   Exploratory work has been done but detailed examination of the problems and possible solutions await the findings of the Local Government Commission on the most favourable directions for urban growth.

   The aims of the study will be to obtain the most satisfactory transportation system consistent with the proper development of the urban area and the closer physical integration of its various parts. As part of its policy in this respect, Council visualize the removal of the East Coast Trunk Railway from the business area of the city, the development of transport terminals, port installations and more direct access by harbour bridge between the city and Mount Maunganui.

   Any transportation proposals arising from these studies will be integrated at earliest opportunity with this section of the district scheme and other sections now being prepared.

2. **Road Standards:** Each proposed street is to be specifically designed both in layout and structural strength to cope with the frequencies and weights of traffic likely to use it. Through traffic streets will be straighter, wider and more heavily constructed than those for local traffic; and the traditional standard width of 66 ft. will not be universally applied.
10.

Streets carrying little traffic may, in some circumstances, with safety and economy be no wider than the minimum of 40 feet.

(3) **Specific Changes** - The existing street system will be modified or varied as shown on the district planning map.

(4) **Adjustment of Alignments of Proposed Streets, Accessways and Service Lanes** - The proposed streets, accessways and service lanes shown on the district planning map are subject to addition/deletion or adjustment as to the precise location by agreement with the owners of the land directly affected.

(5) **Proposed Service Lanes** - To avoid confusion and inconvenience to traffic and pedestrians caused by loading and unloading of goods across footpaths and through the fronts of shops, access to the rear of commercial and industrial properties is to be provided wherever possible by means of dedicated service lanes. Detailed plans of these service lanes and accessways are indicated on the district planning map.

(6) **Airport Height Restrictions** - In order to safeguard Tauranga Airport from developments that could adversely affect its development and/or operation, provision is made in the district scheme for special height restrictions in areas affected by the airport operations.

These may be cases where the stage of development or the operation of the airport would permit some infringements of these height control restrictions for a limited period or isolated instances where conditions (such as shielding by local terrain) would permit some limited permanent infringement.

However, any such new infringements are subject to the prior written consent of the Director of Civil Aviation being obtained, and to any conditions (i.e. those relating to marking and lighting) which he may require.

**PART IX : PARKING AND LOADING OF VEHICLES**

Existing provision for off-street parking, together with existing facilities for loading at the rear of most commercial properties have contributed in the past to a relative freedom from traffic congestion near commercial and industrial areas. Advantage will be taken as commercial and industrial areas are extended to make provision for future needs in respect of both kerbside and off-street parking, and with full provision for service lanes these can be expected to function satisfactorily without congestion. The proposals are shown on the district planning map.

**PART X : AMENITIES**

**Clause 1 - General Intentions**

It is the general purpose of the scheme to promote and safeguard the amenities of every part of the district.
Clause 2 - Objects and Places of Special Interest
Objects and places of historical or scientific interest or natural beauty are to be registered, preserved and maintained so far as the powers of the Council or local authority from time to time permit.

Clause 3 - Control of Advertising
The display of advertising matter will be controlled in accordance with Ordinance VII of the code of ordinances.

Clause 4 - Verandahs in Commercial Streets
Those parts of streets which provide frontage to sites in commercial zones are designated as commercial streets in which continuity of verandah design and shelter is required.

Clause 5 - Maintenance of Buildings and Structures
For the better preservation of amenities the code or ordinances requires adequate maintenance of land and buildings.
CITY OF TAURANGA DISTRICT SCHEME

SECTION No. 2.

The Town and Country Planning Act 1953

CODE OF ORDINANCES

Comprising Ordinances for the Administration and Implementation of the District Scheme

TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>ORDINANCE I - INTRODUCTORY</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Documents comprising district scheme</td>
<td>1</td>
</tr>
<tr>
<td>2. Relationship of code to bylaws</td>
<td>1</td>
</tr>
<tr>
<td>3. Interpretation</td>
<td>1</td>
</tr>
<tr>
<td>4. Implementation of district scheme</td>
<td>5</td>
</tr>
<tr>
<td>(1) General obligations</td>
<td>5</td>
</tr>
<tr>
<td>(2) Information to be supplied in applications for permits</td>
<td>5</td>
</tr>
<tr>
<td>(3) Application of requirements where uses or areas change</td>
<td>5</td>
</tr>
<tr>
<td>5. Notification</td>
<td>5</td>
</tr>
</tbody>
</table>

ORDINANCE II - USE ZONING

| 1. General | 6 |
| (1) Method of presentation | 6 |
| (2) Zone titles and notations | 6 |
| (3) Control of uses within zones | 6 |
| (4) Regulation and procedure in respect of uses | 7 |
| (5) Control of bulk and location of buildings | 8 |
| 2. Rural zoning | 8 |
| 3. Residential zoning | 9 |
| (1) Residential 'A' zones | 9 |
| (2) Residential 'B' zones | 11 |
| (3) Residential 'C' zones | 13 |
| 4. Commercial zoning | 14 |
| (1) Commercial 'A' zones | 14 |
| (2) Commercial 'A.1' zones | 15 |
| (3) Commercial 'B' zones | 16 |
| (4) Commercial 'B.1' zones | 18 |
| 5. Industrial zoning | 19 |
| (1) Industrial 'A' zones | 19 |
| (2) Industrial 'B' zones | 21 |
| (3) Industrial 'B.1' zones | 22 |
| (4) Industrial 'B.2' zones | 23 |
| (5) Industrial 'C' zones | 24 |
| (6) Industrial 'C.1' zones (Port Service Zones) | 26 |
| (7) Saleyards Zone | 27 |
| 6. Special zoning | 28 |
| (1) Special 'A' zones | 28 |

ORDINANCE III - SUBDIVISION OF LAND

| 1. Subdivision to conform with planning principles | 29 |
| 2. Standard area and frontage requirements | 29 |
| 3. Exceptions to standard requirements | 30 |
| (1) Boundary adjustments | 30 |
| (2) Public utility sites | 31 |
| (3) Reduction of area in unusual circumstances | 31 |
| (4) Front sites | 31 |
| (5) Front sites of irregular shape | 31 |
| (6) Subdivision into two or more front sites | 31 |
| (7) Pre-existing front sites | 31 |
| (8) Corner sites | 31 |
| (9) Subdivision into two lots | 32 |
TABLE OF CONTENTS (Cont'd)

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>(10) Rear sites for residential use and access thereto</td>
<td>32</td>
</tr>
<tr>
<td>(11) Rear sites for other than residential use and access thereto</td>
<td>32</td>
</tr>
<tr>
<td>(12) Subdivision bounded by existing subdivisions</td>
<td>33</td>
</tr>
<tr>
<td>(13) Residential zones - variations of standard requirements</td>
<td>33</td>
</tr>
<tr>
<td>(14) Rural Zones - Variations to Standard requirements - Provision for Joint Family Homes</td>
<td>33</td>
</tr>
</tbody>
</table>

4. Service lanes and accessways                                         | 33   |
| (1) Service Lanes                                                      | 35   |
| (2) Accessways                                                         | 35   |

5. Plan of subdivision for Council                                      | 33   |

ORDINANCE IV - RESERVATION OF LAND                                      | 34   |

1. Proposals                                                            | 34   |
2. Continuation of use                                                  | 34   |
3. Buildings not to interfere                                           | 34   |
   (1) Prohibition                                                       | 34   |
   (2) Land reserved for street widening                                 | 34   |
   (3) Definition of "Interim Use"                                      | 34   |
4. Changing locations of proposed streets and reserves                   | 34   |

ORDINANCE V - BUILDINGS: SITING, COVERAGE                                | 35   |

HEIGHT AND ALTERATIONS

1. General as to use of sites for buildings                             | 35   |
   (1) Land to be suitable for proposed use                             | 35   |
   (2) Site boundaries                                                  | 35   |
   (3) Buildings to be set back from the street                         | 35   |
   (4) Areas and coverage generally                                     | 35   |
   (5) Number of residential buildings on a site                        | 35   |
   (6) Residential buildings on rear sites                              | 36   |
   (7) Residential buildings about a place                              | 36   |
   (8) Rear sites in commercial and industrial zones                    | 37   |
   (9) Maximum floor area for accessory buildings                       | 37   |
   (10) Variation of bulk and location requirements                     | 37   |
   (11) Fire fighting                                                    | 37   |
   (12) Protection of traffic sight lines                               | 37   |
2. Requirements as to yards                                             | 37   |
   (1) Normal requirements                                              | 37   |
   (2) Exceptions to general requirements as to yards                  | 38   |
3. Heights of buildings                                                 | 39   |
   (1) Normal requirements                                              | 39   |
   (2) Definition of "Height"                                           | 39   |
   (3) Exclusions from measurements                                     | 40   |
4. Alterations of existing non-conforming buildings                     | 40   |

ORDINANCE VI - VEHICLES: PARKING, LOADING AND CORNER SITE ACCESS        | 41   |

1. Public parking                                                        | 41   |
   (1) Parking lots                                                      | 41   |
   (2) Parking buildings                                                 | 41   |
   (3) Provision of off-street parking by Council                        | 41   |
2. Private Parking                                                       | 41   |
   (1) For residential sites                                            | 41   |
   (2) For other sites                                                   | 42   |
   (3) Waiver, diminish or payment in lieu of parking                    | 43   |
3. General provisions as to parking spaces                              | 43   |
   (1) Counting of parking spaces                                       | 43   |
   (2) Area of parking space                                            | 43   |
   (3) Diminution of available land                                     | 43   |
   (4) Yard space may be used                                          | 43   |
   (5) Location                                                         | 44   |
### TABLE OF CONTENTS (Cont'd)

<table>
<thead>
<tr>
<th></th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Residential sites</td>
</tr>
<tr>
<td>2</td>
<td>Access</td>
</tr>
<tr>
<td>3</td>
<td>Formation of parking areas</td>
</tr>
<tr>
<td>4</td>
<td>Availability for use by public</td>
</tr>
<tr>
<td>5</td>
<td>Joint provision</td>
</tr>
<tr>
<td>6</td>
<td>Screening from residential zones</td>
</tr>
<tr>
<td>7</td>
<td>Provision for loading of vehicles</td>
</tr>
<tr>
<td>8</td>
<td>General requirements in industrial and commercial zones</td>
</tr>
<tr>
<td>9</td>
<td>Rear access</td>
</tr>
<tr>
<td>10</td>
<td>Altered buildings</td>
</tr>
<tr>
<td>11</td>
<td>Vehicular access to corner sites</td>
</tr>
<tr>
<td>12</td>
<td>Application and information to be supplied</td>
</tr>
<tr>
<td>13</td>
<td>Objects and places of historical or scientific interest or natural beauty</td>
</tr>
<tr>
<td>14</td>
<td>Designation and registration</td>
</tr>
<tr>
<td>15</td>
<td>Preservation</td>
</tr>
<tr>
<td>16</td>
<td>Cancellation of registration</td>
</tr>
<tr>
<td>17</td>
<td>Control of advertising</td>
</tr>
<tr>
<td>18</td>
<td>Definitions of terms &quot;Poster&quot; and &quot;Signboard&quot;</td>
</tr>
<tr>
<td>19</td>
<td>Residential and rural zones</td>
</tr>
<tr>
<td>20</td>
<td>Numbers and designs subject to approval</td>
</tr>
<tr>
<td>21</td>
<td>Council may prohibit</td>
</tr>
<tr>
<td>22</td>
<td>Verandahs in commercial streets</td>
</tr>
<tr>
<td>23</td>
<td>External appearance of buildings</td>
</tr>
<tr>
<td>24</td>
<td>Maintenance of land and buildings</td>
</tr>
</tbody>
</table>

### ORDINANCE VII - AMENITIES

1. Objects and places of historical or scientific interest or natural beauty
   - Designation and registration
   - Preservation
   - Cancellation of registration

2. Control of advertising
   - Definitions of terms "Poster" and "Signboard"
   - Residential and rural zones
   - Numbers and designs subject to approval
   - Council may prohibit

3. Verandahs in commercial streets

4. External appearance of buildings

5. Maintenance of land and buildings

### APPENDICES

- **Appendix A** - Industries requiring segregation because of noxious or dangerous aspects
- **Appendix B** - Industries requiring segregation because of noise, smoke, smell, effluent, vibration, dust, glare or other objectionable aspects
- **Appendix C** - Main traffic routes
- **Appendix D** - Land required for street widening
- **Appendix E** - Special condition relating to all uses in industrial zones
- **Appendix F** - Regulation 32 - Town and country planning Regulations (1960/109) and amendment (1966/149 and 1967/9)
CLAUSE 1 - DOCUMENTS COMPRISING DISTRICT SCHEME

This code of ordinances, together with the scheme statement and the district planning map, comprise the City of Tauranga District Scheme, Section No. 2 (hereinafter called the district scheme or the scheme) as required by Section 21 of the Town and Country Planning Act 1953 and Regulation 15 (1) of the Town and Country Planning Regulations 1960.

CLAUSE 2 - RELATIONSHIP OF CODE TO BYLAWS

The provisions of this code shall have effect, notwithstanding any bylaw for the time being in force in the district, and where the provisions of this code are inconsistent with the provisions of any bylaw the provisions of this code shall prevail.

CLAUSE 3 - INTERPRETATION

In this code of ordinances, and in each document relating to this scheme, unless the context otherwise requires -

"The Act" means the Town and Country Planning Act 1953 and includes its amendments;

"Accessory building" means a building the use of which is incidental to that of any other building or buildings on the site; and in relation to a site on which no building has been erected, incidental to a use then permitted on that site. Provided that, in relation to a residential site, a garage (other than a private garage as herein defined) is not an accessory building;

"Buildings accessory to" shall have a corresponding meaning;

"Apartment house" means any residential building which contains two or more household units; and includes a tenement house and a block of flats, but does not include a semi-detached house or terrace house or buildings forming part of a motor camp or motel;

"Boardinghouse" means a residential building, not being a licensed hotel or building forming part of a motor camp or motel, in which board and lodging is provided or is intended to be provided for five or more boarders or lodgers, for reward or payment, and includes a private or unlicensed hotel and a private residential club;

"Building" means a building within the meaning of the City of Tauranga building bylaws and shall include any structure, whether temporary or permanent, movable or immovable, including any fence or wall of not less than 6 ft in height and any retaining wall used to contain liquid and/or materials of not less than 4 ft in height, and any stack or heap of building materials;

"Camping ground" means a camping ground within the meaning of the Camping Ground Regulations 1936; and includes every area of land that would be a camping ground within the meaning of those regulations if the words "and includes any building whether permanent or temporary occupied either wholly or in part as a temporary living place for human habitation" were added to the definition of the term "living place" in regulation 3 of those regulations;

"Chartered club" means the premises of a club as defined in Part V of the Sale of Liquor Act 1962 and for which a charter has been granted under that Act;

"Code" means this Code of Ordinances;

"Commercial garage" means land or a building on or in which -

(a) Self-propelled vehicles not belonging to the occupier of the premises or his family are serviced, overhauled or repaired; or

(b) Two or more self-propelled vehicles which are regularly used for any commercial or business purpose are housed or cared for; or
(c) Two or more self-propelled vehicles, used as public conveyances for hire or reward, are housed or cared for;

or

(d) Any two or more self-propelled vehicles are housed for reward;

"Conditional use" in relation to any land or building in any zone means any use specified in these ordinances as a use that is permitted only if the Council consents and only subject to such conditions as the Council may impose, whether generally or in respect of the particular use or in respect of the particular site;

"Council" means the Tauranga City Council or any committee, subcommittee or persons to whom the Council's powers, duties and discretions under this code have lawfully been delegated pursuant to the provisions of the Act;

"Coverage" means that proportion of a site which may be covered by buildings, including accessory buildings;

"Dairy" means a shop which has as its primary business the sale by retail of dairy produce and does not include any shop which has as its primary function the sale of foodstuffs generally even though dairy produce be sold;

"Dwellinghouse" means a detached residential building or group of residential buildings designed for or occupied exclusively as one household unit;

"Dwelling unit" see Household unit;

"Erection", in relation to any building, includes the re-erection or structural alteration of or the making of any addition to the building or the placing of the building on a site, or the placing of the building from one position on a site on another position on the same site; and "erect" and "erected" have corresponding meanings;

"Existing", in relation to buildings and uses, means lawfully in existence at the time when the ordinances first became enforceable, and lawfully continuing in existence until the time of interpretation;

"Factory" means a building or a part of a building or land used for the packaging, processing, assembling or manufacture of goods or materials for sale, gain or service;

"Garage" means a building or land used for the housing or care of self-propelled vehicles;

"Height" shall have the meaning specified in clause 3 of ordinance V hereof;

"Household unit" means the self-contained home or residence of a single household;

"Household" includes every housekeeping unit, whether of one or more persons;

"Interim use" has the meaning specified in clause 3 of ordinance IV hereof;

"Licensed hotel" means a building in respect of which there is for the time being in force a hotel premises licence issued under the Sale of Liquor Act 1962;

"Loading", in relation to a vehicle, includes the fuelling and unloading of it, and the adjustment or covering or tying of its load, and the loading, unloading or adjustment of any part of its load; and "load", in relation to a vehicle, has a corresponding meaning;

"Lodging house" means a residential building in which lodging alone is provided for five or more lodgers;

"Motel" means land and one or more permanent buildings used for transient residential accommodation and garaging facilities, but does not include a dwellinghouse, a semi-detached house, motor camp or camping ground, and may include land and permanent buildings for such services as fuelling of vehicles, shops, restaurants, swimming pools, playground facilities and the like;
"Motor camp" means a camping ground together with land and one or more buildings used for the transient accommodation of travellers by road. For the purpose of this definition "transient accommodation of travellers by road" shall include residential accommodation and garaging facilities and may include services by way of fuelling of vehicles, shops, restaurants, swimming pool, playground facilities and the like;

"Non-conforming", in relation to a site or a building or to the use of a site or building, means a site or a building or a use of either that does not conform to the provisions of this scheme;

"Parking", in relation to a vehicle, includes the stopping or standing of the vehicle in the same place approximately, whether the driver is with it or not, whether the engine is running or not, and whether the vehicle is capable of moving under its own power or not, but a vehicle shall not be deemed to be parked on a street if the period of standing is not more than five minutes, or, being more than five minutes, is enforced by circumstances beyond the control of the licensed driver present in charge of the vehicle; and "park", in relation to a vehicle, has a corresponding meaning;

"Permitted use" means every predominant use, whether or not a permit has been obtained, and every conditional use that is permitted by the Council in accordance with this scheme;

"Petrol service station or Service station" means an establishment for the fuelling, lubrication and minor servicing of motor vehicles, not including engine and body repairs or overhaul or trimming or spray painting;

"Place" has the meaning specified in clause 1 of ordinance V hereof;

"Poster" has the meaning specified in clause 2 of ordinance VII hereof;

"Predominant use", in relation to land in any zone, means any use specified in these ordinances as a predominant use, being a use that is permitted as of right;

"Private garage" means a garage other than a commercial garage as herein defined; and includes a carport;

"Private hospital" means a building licensed as a "private hospital" under the Hospitals Act 1957;

"Private hotel" means a residential building designed to accommodate five or more guests and to provide service and accommodation equivalent to that provided in a licensed hotel;

"Residential building" means any building or part of a building used or intended to be used for residential purposes;

"Residential institution" means a hostel, hospital (other than a mental hospital), convalescent home, boarding school or charitable institution providing board and lodging and having accommodation for four or more persons other than management and staff;

Semi-detached house" means one of a pair of household units each being the only household unit on its site, the two being built side by side on adjoining sites and joined by a wall common to both that meets the requirements of the Council's bylaws for a party wall between dwellinghouses;

"Shop" means any land, building or part of a building on or in which goods are sold or offered or exposed for sale by retail; and includes any auctioneer's or land agent's premises, a billiard saloon, a lending library, a restaurant, a hairdresser's premises and a depot for receipt and delivery only of articles to be cleaned, laundered or dyed; but does not include premises used for the sale of fuel for motor vehicles;

"Signboard" has the meaning specified in clause 2 of ordinance VII hereof;

"Site" means an area of land permitted by the scheme and by the general law to be used as a separate unit for one or more specified or ascertainable uses; and includes all related buildings and curtilages;
"Corner site" means a site having a frontage of not less than the minimum prescribed by this scheme for front sites in the particular zone in which the site is situated to each of two or more streets or private streets not less than 40 ft in width if the frontages are contiguous and the included angle measured within the site between two such minimum frontages is not greater than 135 degrees;

"Front site" means a site having one frontage of not less than the minimum prescribed by this scheme for the particular zone in which the site is situated to a street or private street;

"Rear site" means a site which is situated generally to the rear of another site and which has not the frontage required for a front site for that use in the zone, and any reference to "area" of a rear site refers to the nett area after excluding the area of the entrance strip;

"Through site" means a front site having two frontages to a street or streets, such frontages not being contiguous and the average width of the site measured at right angles to the axis of the site being not less than the minimum frontage required for a front site;

"Street" includes road;

"Tavern" means a building in respect of which there is for the time being in force a tavern premises licence under the Sale of Liquor Act 1962;

"Tourist house" means a building in respect of which there is for the time being in force a tourist-house premises licence under the Sale of Liquor Act 1962;

"Yard" means a part of a site which is required by this scheme to be unoccupied and unobstructed by buildings from the ground upwards, except as otherwise provided by this scheme;

"Front yard" means a yard between the street line and a line parallel thereto extending across the full width of the site; provided that where part of the site is shown on the district planning map as proposed street or building line for proposed street widening, the proposed street or building line shall, for the purpose of all front yard requirements, be substituted for the existing street line;

"Rear yard" means a yard between the rear boundary of the site and a line parallel thereto extending across the full width of the site; provided that in the event of there being no rear boundary, as in a triangular section, the boundaries of the rear yard shall be the converging side boundaries of the site and the arc of a circle drawn with the apex as centre and a radius of 30 ft.

"Side yard" means a yard between a side boundary of the site and a line parallel thereto, extending -

a) From the front yard to the rear yard; or

b) If there be no front yard, from the front boundary of the site to the rear yard; or

c) If there be no rear yard, from the front yard or boundary as the case may be to the rear boundary of the site; or

d) If there be two or more front yards, from yard to yard.
 Clause 4 - Implementation of District Scheme

(1) General Obligations
Subject to the provisions of the Act and all regulations made thereunder and to clause 4 of ordinance V hereof, no person shall depart or permit or suffer any departure from the requirements and provisions of the scheme nor shall any person use or permit the use of any land or building or undertake or permit any new work or any reconstruction, alteration or modification of any existing work if the use, new work, reconstruction, alteration or modification does not conform with the district scheme or would tend to prevent or delay the effective operation of the district scheme.

(2) Information to be Supplied in Applications for Permits
In addition to the information required by any bylaw, the applicant for a permit for a building, subdivision or other work shall, when making his application, supply such drawings and information in detail as may be necessary to indicate that the proposed building, subdivision or other work will, when erected or carried out, comply in all respects with this scheme and in particular that the prescribed provision has been made for off-street parking and loading and garage accommodation for motor vehicles.

(3) Application of Requirements Where Uses or Areas Change
Every requirement of these ordinances as to the use of any building or land or part thereof, being a requirement which does not attach to the building or land while it continues to be used for the same or a similar purpose as when this ordinance first became enforceable, shall attach when the general character of the use of the building or site is changed, or when the area of the floor of the building is altered or when the curtilage of the building is altered.

Clause 5 - Notification
Where any notice is required by this code to be served on any person or body the provisions of section 50 of the Town and Country Planning Act 1953 and amendments shall apply.