

Chapter 13 – Proposed Amendments

13.3.2 Controlled Activities

- a. More than one *dwelling* per *lot* subject to performance standard [13.4.1.i](#).

Conventional Residential Areas	Minimum Lot Size
Katikati and Waihi Beach (including Athenree, Bowentown and Pios Beach) and Pencarrow Estate Structure Plan (Density B).	350m ²
Pencarrow Estate Pongakawa Structure Plan (Density A).	350m ² Maximum average 400m ²
Pencarrow Estate Pongakawa Structure Plan (Density B).	500m ²
Athenree Structure Plan area adjoining the Tauranga Harbour or esplanade reserve	2,000m ²
Ōmokoroa Stage 1	400m ² with a maximum average of 800m ²
Ōmokoroa Stage 2	350m ² with a maximum average of 650m ²
Ōmokoroa Existing Village	600m ²
Maketu – greenfield areas connected to a reticulated wastewater supply with a minimum parent lot size of 3000m ²	Minimum 350m ² Average 600m ²
All other residential areas	800m ² subject to compliance with Rule 12.4.6 and 12.4.7 .

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13.4.1 General

- a. **Height of buildings/structures**

The maximum [height](#) shall be 8m and retain a maximum two storey character.

Except that:

- (i) The maximum height shall be 6m in the Pencarrow Estate Residential Height Restriction Area and retain a maximum one-storey character.

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c. Yards

- i. Front Yards shall be no less than the following:

Residential Dwellings (not including garages) 4m
Other buildings/structures including all garages 5m

- ii. Rear and Side Yards shall be no less than the following:

All buildings/structures 1.5m

Except that:

Dwellings and garages on land adjoining the Pencarrow Estate Residential Rear Yard Boundary shall be setback ~~5m~~ 8m from the specified boundary as shown in that Structure Plan. Accessory buildings are permitted within this yard provided that the maximum height shall be 2m and the maximum gross floor area shall be 10m².

(Also see (c)(iv) for lots along Two Mile Creek)

Provided that:

A building/structure may be located within a side or rear yard and up to a side or rear boundary where the written approval of the owner(s) of the immediately adjoining property to a specified lesser distance is obtained.

A dwelling/garage may only be located within the Pencarrow Estate Residential Rear Yard and up to the specified boundary as shown in that structure plan, and an accessory building may exceed the maximum height or gross floor area permitted within this yard, where the written approval of the owner(s) of the immediately adjoining property is obtained.

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13.4.2 Subdivision and Development (See also [Section 12](#))

a. Minimum net [lot](#) size:

Conventional Residential Areas	Minimum Lot Size
Katikati and Waihi Beach (including Athenree, Bowentown and Pios Beach) and Pencarrow Estate Structure Plan (Density B).	350m ²
Pencarrow Estate Pongakawa Structure Plan (Density A).	350m ² Maximum average 400m ²
Pencarrow Estate Pongakawa Structure Plan (Density B).	500m ²
Athenree Structure Plan area adjoining the Tauranga Harbour or esplanade reserve	2,000m ²
Ōmokoroa Stage 1	400m ² with a maximum average of 800m ²
Ōmokoroa Stage 2	350m ² with a maximum average of 650m ²
Ōmokoroa Existing Village	600m ²
Maketu – greenfield areas connected to a reticulated wastewater supply with a minimum parent lot size of 3000m ²	Minimum 350m ² Average 600m ²
All other residential areas	800m ² subject to compliance with Rule 12.4.6 and 12.4.7 .