

APPENDIX 30

STRUCTURE PLAN (Plan Change 17)

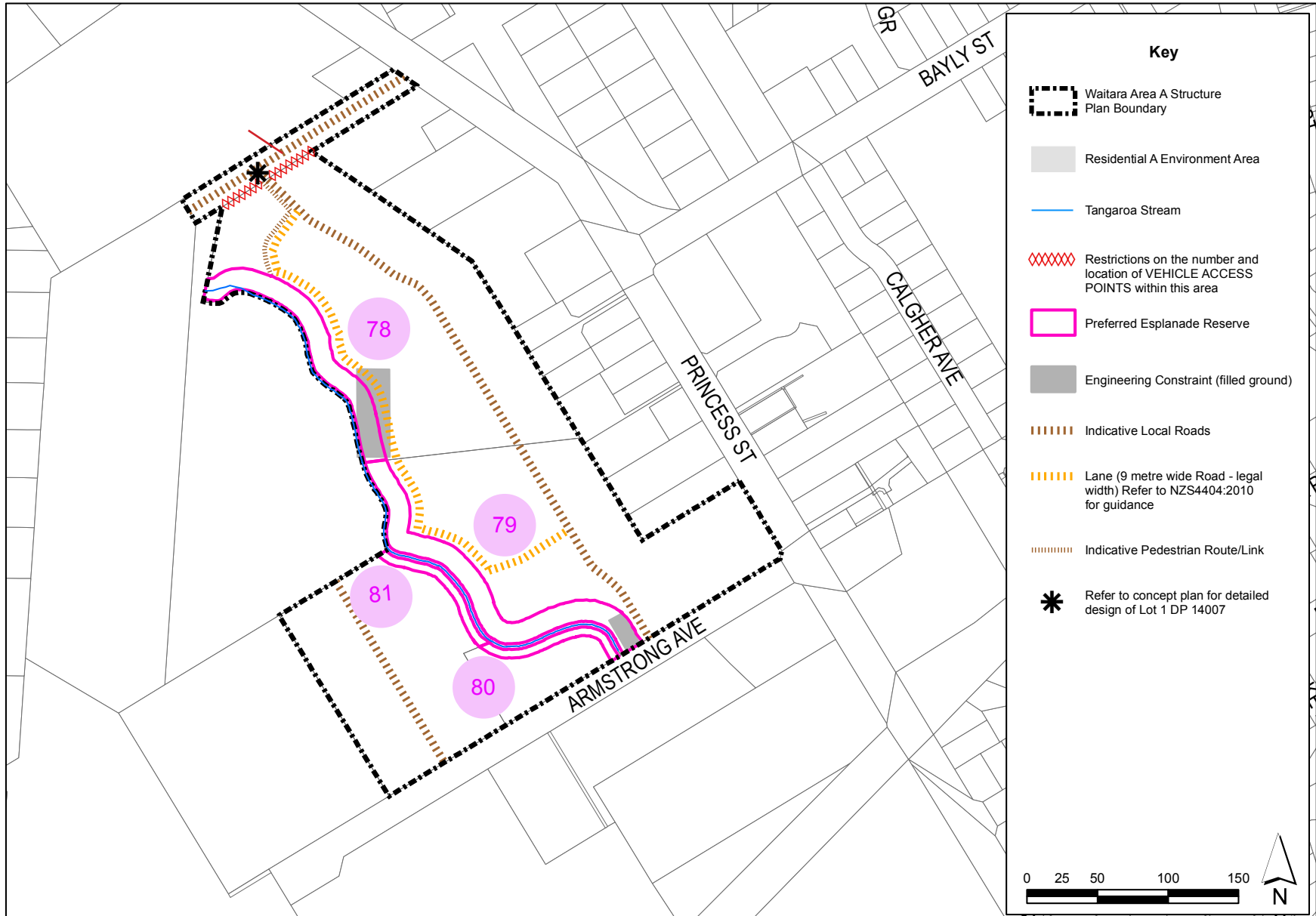


Waitara Area A Structure Plan

The provision for the subdivision and development of the Waitara Area A Structure Plan apply specifically to Lot 4 DP 14008 (1 Armstrong Avenue, Lot 1 DP 14517 (3 Armstrong Avenue), Lot 2 DP 14517 (5 Armstrong Avenue), Lot 3 DP 14008 (22A Princess Street) and Lot 1 DP 14007, as identified in this Appendix, and as identified as a Structure Plan area on planning map B42.

The Structure Plan guidance notes and associated rule framework (Issue 23, Objective 23, Policy 23.1, Method of Implementation 23.1, Reasons 23.1, Rule OL60A, Policy 23.2, Reasons 23.2, Rule OL60B, Policy 23.3, Reasons 23.3, Rule OL60C, Policy 23.4, Reasons 23.4) are intended to provide for the comprehensive development of the site.

Diagram 30.1 Waitara Area A Structure Plan (Plan Change 17)



- Key**
- Waitara Area A Structure Plan Boundary
 - Residential A Environment Area
 - Tangaroa Stream
 - Restrictions on the number and location of VEHICLE ACCESS POINTS within this area
 - Preferred Esplanade Reserve
 - Engineering Constraint (filled ground)
 - Indicative Local Roads
 - Lane (9 metre wide Road - legal width) Refer to NZS4404:2010 for guidance
 - Indicative Pedestrian Route/Link
 - Refer to concept plan for detailed design of Lot 1 DP 14007

Structure Plan Guidance

A structure plan is a framework to guide the development of an area. It contains maps and concept plans, supported by text explaining the background to the issues and the desired environmental outcomes for an area. Waitara Area A is being rezoned from RURAL ENVIRONMENT AREA to RESIDENTIAL A ENVIRONMENT AREA. A structure plan has been developed to promote an understanding of the issues specific to the area and to achieve comprehensive development of the area.

Waitara Area A is made up of four parcels of land and has the Tangaroa Stream running through the middle of it. The structure plan boundary includes the four parcels in Waitara Area A (Lot 4 DP 14008, Lot 1 DP 14517, Lot 2 DP 14517, Lot 3 DP 14008) and Lot 1 DP 14007 which is currently zoned RESIDENTIAL A ENVIRONMENT AREA. Issue 23, Objective 23, Policy 23.1 and Rule OL60A address comprehensive development and structure plans providing a policy framework to ensure development within a structure plan area is in accordance with the structure plan.

Tangaroa Stream

Section 6 (e) of the Resource Management 1991 requires councils to recognise and provide for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.

The Tangaroa runs through Waitara Area A, a private property, Manukorihi Intermediate School, Waitara High School and then Manukorihi Pa (Waahi Tapu and Archaeological site 402 in the District Plan). Further downstream the Tangaroa is also linked to Waahi Tapu and Archaeological site 429 (Taurangawaka swamp/excavation harbour) which is also situated to the northwest of Manukorihi Pa. The Tangaroa Stream at its confluence with the Waitara River was once an important canoe landing point for waka upstream of the Waitara river mouth. The portion of the Tangaroa Stream that runs through Waitara Area A itself is not listed as a WAAHI TAONGA/SITES OF SIGNIFICANCE TO MAORI or ARCHAEOLOGICAL SITE in the District Plan, Despite this there are some anecdotal concerns that taonga are present in Waitara Area A increasing the likelihood of artefacts being found when undertaking development.

However, consultation has determined that the stream is of cultural and spiritual significance to Manukorihi hapu. Despite the stream not being listed as WAAHI TAONGA/SITES OF SIGNIFICANCE TO MAORI or ARCHAEOLOGICAL SITE in the District Plan, landowners, developers and contractors need to be aware of the requirements of the Heritage New Zealand Pouhere Taonga Act 2014 and/ or any national legislation relating to archaeological sites, should an archaeological find arise during ground disturbance. The stream and the protection of it is therefore recognised and provided for through the Waitara Area A Structure Plan and also through specific consideration to stormwater disposal and protection of preferred esplanade reserves.

Stormwater

Both Manukorihi and Otaraua hapu have concerns over additional stormwater entering the Tangaroa Stream and polluting and damaging it. The technical assessments for Waitara Area A determined the best way to manage stormwater disposal was to avoid discharges directly into the stream. Discharge of stormwater to the stream via low impact stormwater systems (swales, artificial wetlands and rain gardens etc) will avoid stormwater from roads and right of ways discharging directly into the stream. These indirect discharge techniques will improve water quality by acting as filters and significantly reduce direct runoff and hence peaks flows. As stormwater is moved through the vegetation contaminants are removed by filtration, infiltrations, absorption and biological uptake. When the stormwater enters the Tangaroa Stream it is intended it will be free of contaminants and as such will not pollute or damage the ecology of the stream. NZS4404:2010 Land Development and Subdivision sets out the types of low impact design stormwater systems in clause 4.3.7.1. Policy 23.2 and Rule OL60B is designed to address this.

Esplanade Reserve

An esplanade reserve has been placed along the stream margin of the eastern and western boundaries of the Tangaroa Stream. The esplanade reserve will manage and preserve the stream margin as a whole and ensure that the stream remains in one ownership to assist this. Placing an esplanade reserve along the margins of the stream will provide for linkages along the stream, protect and enhance the natural character of the area, protect the waterway and allows the stream edges to be actively managed and maintained.

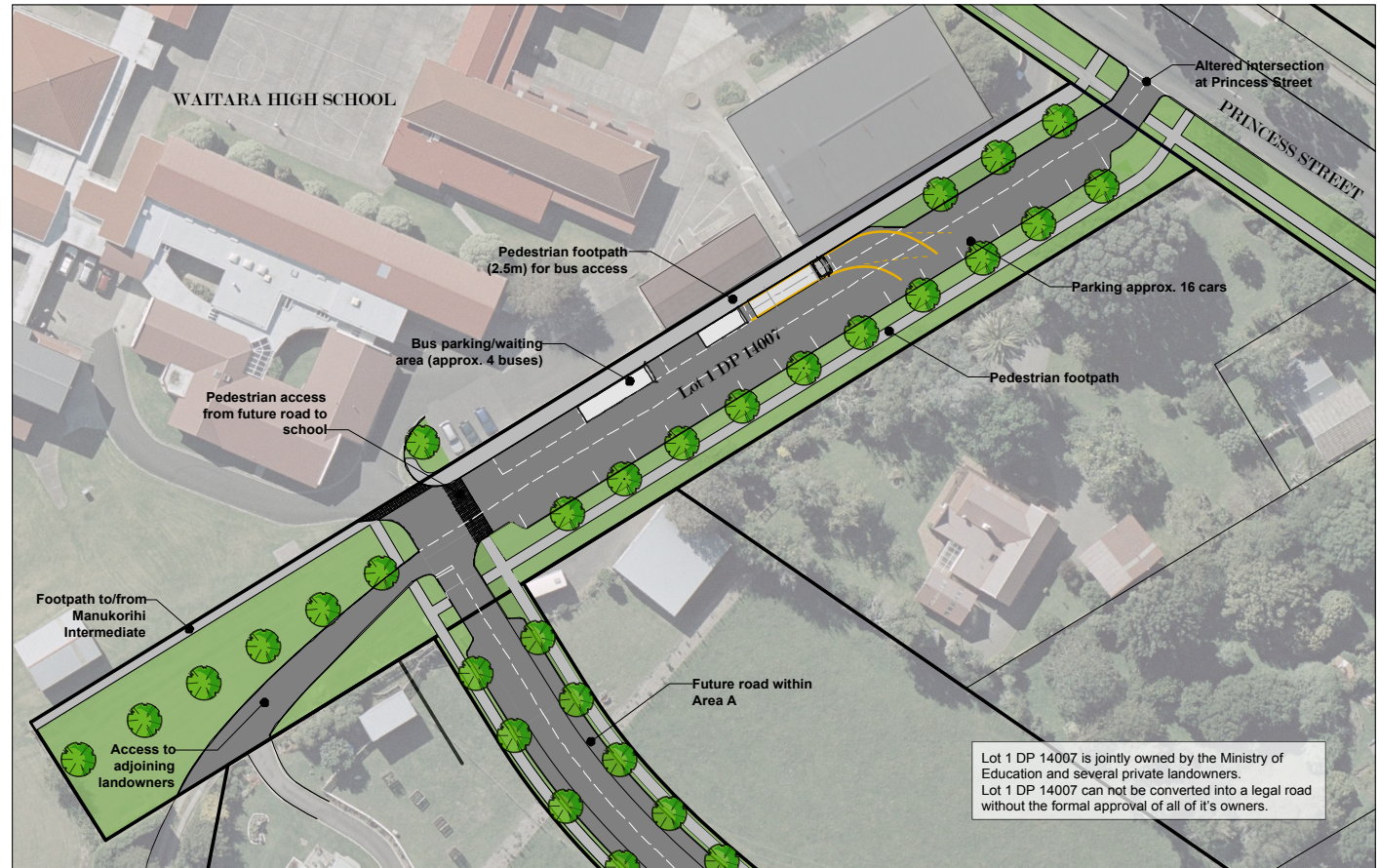
Area with engineering constraints

The structure plan highlights two areas of potential engineering constraints within Waitara Area A. To assess the ground conditions of the land within Waitara Area A, the Council engaged Opus International Consultants to undertake soil strength tests. The overall conclusion of the report was that the site is suitable for shallow foundations (for light construction such as housing) and road pavements with the exception of two areas which are comprised of fill. These areas of filled ground are identified in the structure plan and will require further site investigations to determine their suitability for land development.

Indicative Roading Network

The structure plan shows the preferred indicative roading and indicative pedestrian route/link pattern. The roading pattern is designed to provide for a road through the site connecting Armstrong Avenue with a future road within Lot 1 DP14007 running out to Princess Street. This will ensure a high level of convenience and accessibility for residents within the area and good connectivity with the surrounding locality while contributing to safe patterns of traffic movement.

Lot 1 DP 14007 is jointly owned by the Ministry of Education and several private landowners. Lot 1 DP 14007 cannot be converted into legal road without the formal approval of all its owners. Lot 1 DP 14007 is currently used by two landowners to access their properties and Waitara High School as a bus pick up and drop off area. A concept plan for Lot 1 DP 14007 has been developed. The design and layout of this road takes into consideration the safety of pedestrians and Waitara High School students. The concept plan to the right highlights an example of the desired design and layout for Lot 1 DP 14007.



CONCEPT LAYOUT



The Indicative local road (lane) shown on the structure plan has for a 9 metres wide road (legal width) this being narrower than a standard local road (typically 16 metres wide). The lane is located alongside the proposed esplanade reserve. Placing these two elements together is intended to give a visual focus to the stream and provide a park like ambience that will contribute to the live-ability and pleasantness of the area. Integrating the lane, reserve and stream in this way will provide for safer road user conditions as the narrower carriageway will be a disincentive for cars to unnecessarily enter the lane. The visual cues for drivers will be such that the lane will be perceived as a low speed environment. The integrated design will also ensure informal surveillance of the esplanade reserve from the houses that will be built along the lane. This layout also avoids having the stream adjoining residential property boundaries where, in such layouts, rubbish is often discarded 'over the back fence' into what is often perceived to be 'waste ground'.

The integrated design and layout of stream, reserve, lane and residential development is illustrated in the examples below.

The structure plan also shows a restriction on any additional VEHICLE ACCESS POINTS along the common boundary of Lot 3 DP 14008 and Lot 1 DP 14007. There is currently one formed VEHICLE ACCESS POINT along this boundary. The purpose of this is to prevent additional driveways being created to provide access to Lot 1 DP 14007. Additional VEHICLE ACCESS POINTS from Lot 3 DP 14008 onto Lot 1 DP 14007 would hinder the desired indicative roading pattern trying to be achieved for Waitara Area A and make Lot 1 DP 14007 unsafe for the high numbers of pedestrians and students from Waitara High and Manukorihi Schools that use the area. Policy 23.3 and Rule OL60C address this.

