

New Plymouth District Plan

Private Plan Change PPC18/00048

~~December~~ June 2018~~9~~

~~Private Plan Change~~ Request

Wairau Road, Oakura Rezoning

Amendments required to Operative District Plan

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New Plymouth District Plan

Private Plan Change PPC18/00048



Wairau Road, Oakura – Rezoning

Amendments required to Operative District Plan

Introductory

This document is based on the Plan Change PCC 18/00048 as publicly notified on 19 June 2018 and details the changes that are required to be made to the New Plymouth Operative District Plan to give effect to the decision of the Independent Commission that conducted the hearing to Plan Change PPC 18/00048 over the days 22-26 July and 2 December 2019.

Since public notification of the Plan Change on 29 June 2018, and prior to the Hearing Commission giving its recommendation decision to the New Plymouth District Council of the Plan Change decision, the New Plymouth Proposed District Plan was publicly notified on 22 September 2019.

These proposed amendments for the amendment of the Operative District Plan. Where considered appropriate, these provisions reference and/or use the terminology of the Proposed District Plan. This has been done to assist plan writers to be able to more readily integrate the proposed plan changes into the Proposed District Plan in due course.

EXPLANATION

~~The purpose of Private Plan Change PPC18/00048 is to undertake changes to the Operative New Plymouth District Plan to rezone approximately 58 hectares of land on the southern side of Oakura. The proposal would entail a zoning change for the majority of the site from Rural Environment Area (with part Future Urban Development overlay over some 13ha) to a range of zonings including residential, business, and open space. Part of the site is to be retained with Rural Environment Area but with a defined Rural Lifestyle Area introduced to allow for smaller rural lots. The proposal would also introduce a Structure Plan and new provisions to manage subdivision and development for this land (to be referred to as the ‘Wairau Estate Structure Plan Area’).~~

~~In 2010 the land owner, Oakura Farm Park Ltd, obtained resource consent from the Council for subdivision and development of a portion of the Farm Park land holding for rural residential lifestyle, known as “The Paddocks”. Private Plan Change PPC18/00048, entails developing the~~

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~~remaining farmland at Oakura. The development proposal, to be known as 'Wairau Estate', includes adjoining land at 132 Upper Wairau Rd and other adjoining land fronting SH45 South Road owned by Powereco.~~

~~The anticipated development is subject to the concurrent application for a variation of a Consent Notice attached to the proposed Rural Lifestyle portion of the site from the pre-mentioned resource consent.~~

~~Approximately 395 proposed lots will be made available for settlement ranging from 300m² to 700m², with 19 hectares of land identified for residential purposes and 25 hectares of land proposed as equestrian lifestyle blocks. One lot of 0.45 hectares will be set aside for business activity with 9 hectares being set aside as open space land. The balance of the land will be occupied by road reserve.~~

~~The new development would be accessed via a new road off Wairau Road and the existing intersection at SH43/Wairau Road is proposed to be upgraded in the future with a new roundabout together with a pedestrian underpass. The residential lots are proposed to connect to the Oakura water and wastewater service reticulation network through an extension to this network. The proposal entails a staged development which could take a number of years to be fully developed.~~

~~Private Plan Change PPC18/00048 seeks to apply the following zones to different parts of the subject land within the proposed Wairau Estate Structure Plan Area:~~

- ~~• Two Residential Environment Areas (Proposed Residential A and C) and a new Medium Density Area for proposed residential areas;~~
- ~~• New Rural Lifestyle Area for the location of the proposed lifestyle lots;~~
- ~~• Open Space B and C Environment Areas for local parks and natural spaces; and~~
- ~~• Business 'C' Environment Area for small business areas.~~

~~The plan change proposes that specific rules apply to the plan change area which differ from the standard Residential and Rural Rules. The most notable rule changes sought relate to reducing the minimum lot size that a site can be subdivided down to, a decrease in the maximum height of buildings, an increase in the maximum building coverage allowance and the introduction of rules to control external cladding on buildings to lower reflectivity.~~

~~The accompanying Section 32 report describes the reasons and the assessment of options that has been undertaken. This report should be read in conjunction with this proposed Plan Change.~~

Please note: there are a few differences in the amendments requested in the Plan Change Request document (Appendix 11) and the amendments shown in this publicly notified Plan Change document. These differences are:

- ~~Residential D Environment Area changed to Medium Density Area~~
- ~~Rural E Environment Area changed to Rural Lifestyle Area~~
- ~~Added a new rule for subdivision in the Rural Lifestyle Area~~

The reasons for these changes is to make the requested changes better fit into the structure of the Operative Plan and to clarify the rules sought.

Plan Text Amendments



Any new text that is proposed to be added to the Plan Change as publicly notified is underlined, while any text to be deleted has been ~~struck through~~.

VOLUME 1 - MANAGEMENT STRATEGY

AREAS FOR FUTURE URBAN DEVELOPMENT

ISSUE 23: THE NEED TO COMPREHENSIVELY PLAN FOR FUTURE URBAN DEVELOPMENT

AMENDMENT 1 Policy 23.8

Insert the following policy into the areas for Future Urban Development topic section of the management strategy to ensure land at Oakura, and which is partially included in a Future Urban Development (FUD), is comprehensively planned for urban development in its entirety. Also, consequentially insert the following Methods of Implementation and Reasons.

Policy 23.8 – Wairau Estate Structure Plan Area

To ensure land at Oakura, legally described as Lot 29 DP 497629 and Lot 3 DP 21111, and which is partially included in a Future Urban Development Area (FUD), is comprehensively planned, responds to the character of the local area and receiving environments, and is within the limits of reticulated infrastructure capacity for urban development in its entirety.

Methods of Implementation 23.8

- a) Develop a Structure Plan for Lot 29 DP 497629 and Lot 3 DP 21111, to be titled “Wairau Estate Structure Plan’ that indicates the desired pattern of development by ENVIRONMENT AREAS.
- ~~a)~~ Develop an OPEN SPACE Landscape Framework Plan setting out the overall landscape features and elements for the Wairau Estate Structure Plan Area together with a planting plan showing the species to be planted and the staging/sequencing of its implementation.
- b)
- c) Develop a Streetscape Plan together with a planting plan detailing locations, species, staging and the timing of planting.
- d) Develop a Stormwater Management Plan setting out the principles, approach and calculations for stormwater management for the Wairau Structure Plan Area.
- ~~b)e)~~ Identify the extent of the Wairau Estate Structure Plan area on the relevant planning maps.
- ~~e)f)~~ Develop a new set of rules explicit to the Wairau Estate Structure Plan RESIDENTIAL ENVIRONMENT AREAS/GENERAL RESIDENTIAL ZONE and RURAL ENVIRONMENT AREA/RURAL PRODUCTION ZONE.
- ~~e)g)~~ Rules requiring development and subdivision to be undertaken in accordance with the Structure Plan in Appendix 32.
- ~~e)h)~~ Rules specifying standards relating to:
 - i. Maximum HEIGHT of BUILDINGS and STRUCTURES within the Structure Plan Area.
 - ii. Number of HABITABLE BUILDINGS per ALLOTMENT.

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- ~~III. Maximum COVERAGE of SITES in the Medium Density Area.~~
- ~~IV. Nil COVERAGE in the FRONT YARDS of all RESIDENTIAL ENVIRONMENT AREA SITES.~~
- ~~IV. Light Reflectance Values for roof and other exterior claddings for STRUCTURES and BUILDINGS.~~
- ~~V. External appearance of exterior claddings, unpainted surfaces, location of household equipment.~~
- ~~VI. Minimum area of ALLOTMENTS in Medium Density Area.~~
- ~~VII. Controlling the rate of release of ALLOTMENTS through the staging of development.~~
- ~~VIII. Traffic generation for the Rural Lifestyle Area.~~
- fj) Covenants on Records of Title (CFR) restricting built form in front yards and within landscape buffers.
- i) The COUNCIL will convene a community development liaison group comprised of representation from the Kaitake Community Board (2), the Oakura Primary School (Principal and a Board Trustee), Mana Whenua (2), the Applicant (2) and Council Planning Officers (2). The Group will be chaired/facilitated by a Councillor appointed by the COUNCIL. The purpose of the group will be to identify and monitor any adverse social impacts of a more than minor nature attributable to Wairau Estate should they arise. The group to meet at least six-monthly during the First Stage (first two years) of the development of Wairau Estate, and thereafter annually, and/or on an 'as required' basis should any stakeholder request a meeting be convened. The group will forward to the COUNCIL a record of each meeting together with recommendations if appropriate.

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Reasons 23.8

The urban expansion of Oakura is geographically constrained at the coastal edge to the west, the Oakura River to the north, and the Egmont National Park to the east.

The present southern most urban edge of Oakura east of SH 45 is on the south side of Upper Wairau Road and adjoins the subject site. ~~further confirming that developing the property for urban living is a logical and efficient expansion of the Oakura urban fabric.~~ The expansion of the Oakura urban area in the manner set out in the Wairau Estate Structure Plan is anticipated to meet future short to medium term housing needs within the capacity of reticulated infrastructure and the receiving environment.

Expanding the urban ~~area fabric~~ of Oakura essentially south either side of State Highway 45 has long been regarded by successive Councils and the community as being logical. This has been evidenced in various planning documents over recent decades, including ~~and most recently in~~ the Oakura Structure Plan 2006, 'Oakura – A Growing Community' 2016, Kaitake Community Board – A Thirty Year Vision' 2018 and the operative New Plymouth District Plan.

The staged release of allotments to the market at a rate consistent with the long-term rate of population growth at Oakura will help to ensure that existing community and social services can adapt over time and new services can be provided in a timely manner to meet growing community requirements. A community development liaison group, comprising key stakeholders, will monitor growth and its social effects and provide feedback to the council.

The land parcel described in the Computer Freehold Register as Lot 29 DP 497629, an area of some 66.3 hectares is 'zoned' Rural Environment Area. Excluding the QEII Covenant areas within Lot 29 that are not included in the Structure Plan Area, approximately 21 percent of the site, a triangular section of some 12 ha on the north western aspect, is subject to a Future Urban Development (FUD) overlay as shown in District Plan Map A61.

The south boundary of the triangular shaped FUD area within Lot 29 DP 497629 can best be described as 'a line of drafting convenience'. It has no logical relationship to the topography of the site, does not follow a legal boundary nor does it acknowledge the single ownership of the property.

To give best effect to Objective 23 it is considered that it is appropriate to plan for the urban development of Lot 29 DP 497629 and Lot 3 DP 21111 in its entirety. To only give effect to that portion of the property included in the Future Urban Development (FUD) Area would not result in orderly and logical urban development, would be an inefficient use of the available public infrastructure (including the ROAD TRANSPORTATION NETWORK, water supply and sewerage system) that can be readily linked and made available to the entire site.

Preliminary technical investigations have also shown the site soils to have adequate bearing capacity for foundations typical in residential development.

Stormwater disposal, using Water Sensitive Urban Design Methods (NIWA c2018) low impact designed disposal methods by ground soakage and to the natural gully systems will ensure all stormwater from within the site can be managed consistent with protecting the natural environment, recognising and providing for mana whenua cultural values and so as to preserve hydraulic neutrality of the Structure Plan Area post urban development. A stormwater management plan is required as part of consenting Stage 1 which sets out the overall principles, approach and calculations for the entire Wairau Estate. This plan ensures stormwater management is designed and planned in a comprehensive and integrated manner.

Preservation and enhancement of the vegetation of the natural gully systems within the site will help to ensure the endemic biodiversity will be sustained and will also be supportive of the native bird life that moves between the coastal edge and the extensive natural vegetation inland within the nearby Egmont National Park. Adopting the natural features of the site and to essentially frame it with planted open space will, in time, largely screen the urban development from SH45, with the rural land being retained to the south and west.

Access to the proposed development of the subject site will be via a new connecting road from Wairau Road. An internal road network will form a loop within the Structure Plan Area connected to Wairau Road by road, and to the existing Council public water supply and sewerage networks.



Undertaking development in accord with a Structure Plan is an effective and efficient administrative approach to the managing the development on greenfield land and facilitates a comprehensive urban design approach.

~~The Wairau Estate Structure Plan Area – Medium Density Area will provide for small lot subdivision (300m² minimum lot size) enabling a housing choice of 1-2 bedrooms for those preferring smaller sites. This will promote efficient use of land while also reducing compliance/consent costs. This area only applies within the Wairau Estate Structure Plan Area.~~

~~The Wairau Estate Structure Plan Area – Rural Lifestyle Area is a discreet area and only applying within the Wairau Estate Structure Plan Area. This will enable rural lifestyle living and particularly for those among the local equestrian community. The lots are sized (1-2ha) for the keeping of 1-2 horses. It is intended the operative rules for rural subdivision will apply thus preventing the further subdivision of the Wairau Estate Structure Plan Area Rural Lifestyle Area beyond the indicative pattern on the Structure Plan. Reciprocal rights of way across lots will enable a bridal trail to be established.~~

~~Building heights within the Wairau Estate Structure Plan Area RESIDENTIAL A and C ENVIRONMENT AREA (PDP General Residential Zone) ENVIRONMENT AREAS and the Rural Lifestyle Area and BUSINESS C ENVIRONMENT AREAS have ve been limited to 6m to reduce visual impacts from ‘‘The Paddocks’’ subdivision, from dwellings on elevated portions of Upper Wairau Road and views from SH45. For the same reasons, and taking into account the permitted minimum lots sizes, the maximum BUILDING HEIGHT within the Wairau Estate Structure Plan Area – Medium Density Area has been set at 5m.~~

~~Recognising the maximum BUILDING HEIGHT in the Wairau Estate Structure Plan Area – Medium Density Area has been set at 5m the maximum site coverage for this area has been set at 55 percent. This will allow for a BUILDINGS footprint of 165m² inclusive of garaging/storage etc.~~

Maximum Light Reflectance Values from the roofs and exterior claddings of BUILDINGS and STRUCTURES have been set to reduce the potential effects of GLARE when viewed from elevated properties in the locality and to achieve amenity similar to that of buildings within ‘The Paddocks.’ Other controls -on the external appearance of buildings will support a pleasant and coherent amenity for the locality.

~~Traffic Generation limits have been specified for the Wairau Estate Structure Plan Area – Rural Lifestyle Area. Given that the nature of activities within the Rural Lifestyle Area can be expected to be more residential in nature (as opposed to that of a working farm) and that traffic to and from the Wairau Estate Structure Plan Area – Rural Lifestyle Area will be travelling through residential environments before reaching the nearest arterial road (SH45) the limits applying to the Wairau Estate Structure Plan Area RESIDENTIAL ENVIRONMENT AREAS have been adopted.~~

Covenants (as a condition of subdivision) will be attached to Records of Title (CFR) to restrict built form within front yards not subject to District Plan rules (e.g. small BUILDINGS and fences less than 2m in HEIGHT) to encourage an open space park-like aesthetic at the front of residential lots.

Covenants requiring a 10m wide planted buffer strip (and free of built form) to be maintained within specified Wairau Estate Structure Plan Area Rural Lifestyle Area lots where they have common boundary with Wairau Estate Structure Plan Area RESIDENTIAL ENVIRONMENT AREA lots will be applied as a condition of subdivision.

The Wairau Estate Structure Plan provides for the naturally occurring topographical features, in the form of gullies and stream tributaries, to be retained and enhanced with indigenous vegetation plantings. This will in turn be supportive of natural biodiversity, and birdlife in particular.

Unless dissuaded, it is almost inevitable that nearby residential living usually will bring with it domestic and (in time) feral cats. It is now well established that cats kill native bird life and in significant numbers. Community awareness about this issue is growing. Covenants (as a condition of subdivision) will be attached to Records of Title (CFR) to prohibit the keeping of cats within Wairau Estate Structure Plan Area. Methods to reduce or eliminate the loss of native bird like attributable to domestic and feral cats include community education, neutering of cats, keeping cats indoors as much as possible, non replacement of cats or an outright ban.

The purpose of the community development liaison group will be to identify and monitor any adverse social impacts of a more than minor nature attributable to Wairau Estate. The group will report to the Council; should significant social impacts be identified the Council will be in a position to make an informed assessment and, if required, to act in a timely manner.



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AMENDMENT 2 Policy 23.9

Insert the following policy into the areas for future urban development topic section of the management strategy to provide for a safe and efficient road transportation network to meet the long-term needs of the Oakura urban area, particularly given the addition of the proposed Wairau Estate. Also, consequentially insert the following Methods of implementation and Reasons.

Policy 23.9 – State Highway 45/Wairau Road Intersection

~~To provide for a safe and efficient ROAD TRANSPORTATION NETWORK to meet the long-term needs of the Oakura urban area by planning for, in conjunction with the New Zealand Transport Agency (NZTA), the provision of a roundabout and pedestrian underpass-vehicular and pedestrian safety improvements at the intersection of State Highway 45 and Wairau Road, with the infrastructure being funded by a combination of contributions from NZTA, the COUNCIL and developers.~~

Methods of Implementation 23.9

~~Rules on subdivision consent that provide for the detailed design of traffic calming and pedestrian safety measures at the intersection of SH45 and Wairau Road and the timing of implementation of the physical works.~~

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~~Negotiating with the New Plymouth District Council and the New Zealand Transport Agency and securing the agreement of the respective road controlling authorities to plan for the construction of a roundabout and pedestrian underpass at Oakura and incorporate the agreed infrastructure and associated funding formulae into their respective long term plans.~~

Reasons 23.9

~~Based on the results of traffic modelling, the SH45/Wairau Rd intersection is predicted to perform to acceptable levels of service through to when Wairau Estate is fully developed, NZTA have determined that there is a need to undertake traffic-calming and pedestrian safety measures to upgrade the intersection to address pre-existing conditions. The scope of works required includes, on SH45, improved threshold/gateway treatments, advanced speed limit signage, kerb build-outs (resulting in reduced walking time when crossing SH45) together with a shared pathway from Wairau Rd, along the east side of SH45, north toward Donnelly St. While these works are not required immediately, it is considered desirable that the ROAD CONTROLLING AUTHORITIES should agree the design and timing of implementation prior to the approval of the proposed second stage of subdivision Wairau Estate.~~

~~The urban expansion of Oakura to the south of the present township is projected to occur either side of State Highway 45 south of Wairau Road.~~

~~The land within Structure Plan Area Appendix 32, approximately 59ha, will result in approximately 385 residential lots and 12-14 rural lifestyle lots. When fully built up the development area will comprise some 399 plus dwellings accommodating a resident population of some 1065.~~



In addition to the above projected growth, a further approx. 48ha immediately across SH45 (on the coastal side) is already zoned Residential or Rural Future Urban Development (FUD) and borders the existing well establish residential settlement. This area, like the Wairau Estate site is rural ‘greenfields’. Assuming this land is all zoned for ‘Residential’ use and developed in the decades ahead, it will comprise some 480 dwellings and a resident population of some 1200 persons.

Taking the present population of the Oakura urban area of 1,380 (Census 2013) together with the projected further settlement of Oakura over the long term could see a local urban population in excess of 3,500.

Other growth factors affecting traffic volumes at Oakura are likely to be further lifestyle lots created in the rural area in the Upper Wairau Road and Surrey Hill road localities.

In addition, growth in outdoor recreation (tramping/trekking) associated with the nearby Egmont National Park are likely to see additional traffic drawn from SH 45 to the Upper Wairau Rd and Surrey Hill Rd road ends. Koru Pa the associated loop walking track at the end the of Surrey Hill Rd is also likely to increase in attraction as a recreational destination.

This combined growth on Upper and Lower Wairau Roads will result in significant additional traffic locally generated utilising the Wairau Rd/SH45 intersection.

Associated with the forecast growth in traffic, an increase in pedestrian and active transport modes (bicycles, equestrian etc) across SH 45 in the vicinity of Upper and Lower Wairau Roads generated from within the locality is anticipated.

To promote the safe passage of pedestrians and other active modes across SH45 a pedestrian underpass (for walking, cycling and horses) is considered an important element in the safe and efficient use of the ROAD TRANSPORTATION NETWORK at Oakura, and SH45 in particular.

It is anticipated that the method and formula for the funding of the roundabout and pedestrian underpass, and the timing of construction of these facilities, will be jointly agreed in principle by the New Plymouth District Council and the New Zealand Transport Agency and subsequently incorporated into the road controlling authorities’ respective long term plans.

AMENDMENT 3 Policies 23.10.1-6

Insert the following policy into the Areas for Future Urban Development topic section of the Management Strategy to recognise and provide the relationship of Ngati Tairi with the site, its environs and Kaitake as ancestral lands, water, waahi taonga and sites and areas of significance. Also, consequentially insert the following Methods of Implementation and Reasons.

Note: The Objectives relevant to the new policies set out below are included in the Operative District Plan as follows:

Objective 14: To preserve and enhance the natural character of the coastal environment, wetlands, and lakes and RIVERS and their margins.

Objective 15: To protect and enhance OUTSTANDING LANDSCAPES and REGIONALLY SIGNIFICANT LANDSCAPES within the district.

Objective 19 – to recognise and provide for the cultural and spiritual values of tangata whenua in all aspects of resource management in the district in a manner which respects and accommodates tikanga Maori

Policies 23.10.1-6 Tangata Whenua – Cultural Impact Matters

Policy 23.10.1

Subdivision, use and development within the Wairau Estate Structure Plan Area shall recognise and protect:

- a) Pahakahaka Pa;
- b) Any un-recorded cultural or archaeological features uncovered at time of earthworks and/or development within the Wairau Estate Structure Plan; and
- c) provide for the adaptive management of historic heritage resources through the design, development and use of land within the structure plan area.

Policy 23.10.2

Subdivision, use and development shall avoid any adverse effects resulting from wastewater infrastructure on all waterbodies within the Wairau Estate Structure Plan area.

Policy 23.10.3

Require all stormwater infrastructure within the Wairau Estate Structure Plan Area to be designed and installed at the time of subdivision that achieves all the following:

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- a) Recognise and provide for tangata whenua values associated with waterbodies impacted at time of subdivision.
- b) Ensure that treatment of any watercourse occurs in a manner that improves storm water drainage and enhances the mauri, ecological, mahinga kai and landscape values.
- c) Ensure the stormwater infrastructure incorporates water sensitive urban design methods.
- d) Avoid any increase in sediment and contaminants entering water bodies attributable to stormwater disposal.
- e) Utilise stormwater treatment and disposal through low-impact or water sensitive designs that imitate natural processes.
- f) Where feasible, utilise stormwater management areas for multiple uses and ensure they have a high-quality interface with residential activities or commercial activities.
- g) Incorporate and plant indigenous vegetation that is appropriate to the Area.
- h) Ensure there is sufficient capacity to meet the required level of service in the infrastructure design standard, or if sufficient capacity is not available, ensure that the effects of development are mitigated on-site.

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Policy 23.10.4

Subdivision, use and development shall recognise and provide for Te Mana o te Wai within the Wairau Estate Structure Plan area.

Policy 23.10.5

Subdivision, use and development within the Wairau Estate Structure Plan area shall recognise and provide for the cultural, ecological and amenity values associated with Kaitake, being within an OUTSTANDING LANDSCAPE.

Policy 23.10.6

The processes of subdivision, land use and development of land shall recognise that only Ngati Tairi can impact on their relationship with their culture, traditions, ancestral lands, waterbodies, sites, areas and landscapes and other taonga of significance to Māori within the Wairau Estate Structure Plan area.

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Methods of Implementation 23.10

- a) Rules requiring development and subdivision to be undertaken in accordance with the Structure Plan in Appendix 32.
- b) Rules specifying standards relating to:
 - I. Maximum coverage of sites
 - II. Minimum area of permeable surfaces within sites
 - III. Earthworks
 - IV. Location of wastewater infrastructure away from waterbodies
 - V. Stormwater management using water sensitive urban design methods

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the NPSFM; and recognises that each water body has its own mauri and its own mana which must come first to protect the integrity of the water body. Upholding Te Mana o te Wai requires provision for Te Hauora o te Taiao (the health of the environment), Te Hauora o te Wai (the health of the waterbody), and Te Hauora o te Tangata (the health of the people).

Wairau Estate is situated within the Wairau Catchment. Mana whenua consider the catchment to be severely degraded with a number of threats to water quality, quantity and use due to the extent of development within its catchment.

Controls on residential lots requiring stormwater to be managed by soakaway within sites together with specified minimum areas of permeable surfaces will be consistent with Te Mana o te Wai as will the management of stormwater from the roads within the Structure Plan Area by containing and directing it to constructed wetlands. Using these water sensitive urban design methods and avoiding the disposal of stormwater direct to Wairau Stream and its tributaries will uphold Te Mana o te Wai within the Structure Plan Area and will have positive effects for the wider environment.

The wastewater infrastructure within the Structure Plan area will be limited to sealed impervious piped reticulation and will be located away from waterbodies and reserve areas.

The topography of the Structure Plan Area is generally of shallow grade (approx. 3-5 %). Earthworks controls will minimise cut and fill of the landform within the natural and cultural landscape. Earthworks will be carried out pursuant to a General Archaeological Authority with monitoring of the activity by an archaeologist and mana whenua.

Limitations on site coverage together with other built development controls will help to ensure the density of development is sympathetic to the character and visually amenity of the area and the cultural landscape within which it is located including Kaitake and the Wairau Stream and its tributaries.

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VOLUME 1 - RULES

RESIDENTIAL ENVIRONMENT AREA RULES

~~AMENDMENT 3 Residential Environment Area~~ **Introduction**

Insert the following paragraph in the Residential Environment Area Introduction to reference and introduce proposed Wairau Estate Structure Plan Area – Medium Density Area and to clarify that this residential area is specific to the proposed Wairau Estate Oakura Structure Plan to avoid confusion.

Introduction

...

~~The RESIDENTIAL C ENVIRONMENT AREAS are characterised by those existing residential areas where there is a need to ensure that there is sufficient space available for the on-site treatment of sewage effluent. This includes areas such as Oakura, Lepperton, Onaero, Urenui, Okato and Egmont Village. The built form and scale of the dwellings in these areas are very similar to those located within the RESIDENTIAL A ENVIRONMENT AREA.~~

~~The Medium Density Area is specific to the Wairau Estate Structure Plan Area (Refer Appendix II, Diagram 32.1) and is a living area designed to provide for a housing choice to accommodate households of one or two persons who would prefer compact living arrangements (i.e. one or two bedrooms) on smaller lots while still living in a standalone single storey dwelling and with a standard of residential amenity appropriate to low density suburban living.~~

...

AMENDMENT 44 Rules specific to activities – Structures – Buildings & Subdivision:

Amend the Residential Environment Area rules to include proposed Wairau Estate Structure Plan Area exemptions for the following parameters for Residential Environment Character Area for Residential (PDP General Residential Zone) A and C and proposed Wairau Estate Structure Plan Area – Medium Density areas:

- Amend Height parameters;
- Amend maximum number of Habitable Buildings parameter;
- Amend ~~M~~Maximum ~~C~~Coverage of the site parameters;
- Add the proposed Light Reflectance Value parameters;
- Add external appearance of exterior claddings, unpainted surfaces, location of household equipment parameters.

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- Add the ~~Proposed~~ Wairau Estate Structure Plan Area to Subdivision parameters; ~~and~~
- ~~Amend the Minimum Allotment Size parameters to include the proposed Medium Density Area's proposed Minimum Lot Size; and~~
- Add Minimum permeable surface areas

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WAIRAU ESTATE STRUCTURE PLAN AREA SHOWN IN APPENDIX 32: STRUCTURE PLAN (RULES 93-101)

(All rules for the Residential ~~A and C~~ Environment Area shall apply to the Wairau Estate Structure Plan Area with the following exceptions. Where the same or a similar rule parameter occurs the more restrictive conditions, standards and terms shall apply).

Development and subdivision within the Wairau Estate Structure Plan Area in Appendix 32

Rule No.	Parameter	Conditions Permitted	Standards and Terms: Controlled	Standards and Terms: Discretionary	Matters over which control is reserved	Assessment Criteria
STRUCTURES – BUILDINGS						
ERECTION of BUILDINGS and STRUCTURES other than BUILDINGS						
Res93	<u>maximum HEIGHT in RESIDENTIAL A and C ENVIRONMENT AREAS but excluding Lot 3 DP 21111 (the ‘Thurman block’ 132 Wairau Rd).</u>	<u>6m</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>
Res94	<u>Maximum HEIGHT in Medium Density Area</u>	<u>5m</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>

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Res945	<u>RESIDENTIAL A and C ENVIRONMENT AREAS</u> maximum number of HABITABLE BUILDINGS on a SITE	1	n/a	n/a	n/a	n/a
Res956	<u>RESIDENTIAL A and C ENVIRONMENT AREAS</u> maximum COVERAGE (including STRUCTURES and TEMPORARY BUILDINGS) in the FRONT YARD of a SITE	Nil (0%)	n/a	n/a	n/a	n/a
Res967	<u>RESIDENTIAL C ENVIRONMENT AREA</u> Maximum COVERAGE (excluding TEMPORARY	3558%	n/a	greater than 55% 38% but not more than 45%	n/a	All of the matters in Rules Res 10 – 13, together with the following: - the natural character of the Wairau Stream and its tributaries; - the effects of increased site coverage on stormwater management

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	<u>BUILDINGS) of a SITE in Medium Density Area</u>					<p>Council has restricted the exercise of its discretion to these matters for land use</p> <p><u>within the Wairau Stream catchment:</u></p> <ul style="list-style-type: none"> - <u>the cumulative effects of the increased site coverage on the visual effects of Kaitake;</u> - <u>stormwater effects on the Wairau Stream and its tributaries;</u> - <u>the ability to mitigate effects through the imposition of conditions such as landscaping</u>
Res978	<u>RESIDENTIAL A and CC, BUSINESS C RURAL and OPEN SPACE C ENVIRONMENT AREAS</u> <u>Light Reflectance Value of exterior roof claddings</u>	<u>The Light Reflectance Value of any exterior roof cladding material on any STRUCTURE or BUILDING shall be no greater than 25 percent.</u>	n/a	n/a	n/a	n/a
Res989	<u>RESIDENTIAL A and C, BUSINESS C RURAL and OPEN SPACE C</u>	<u>The Light Reflectance Value of any exterior cladding other than exterior</u>	n/a	n/a	n/a	n/a

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	<u>ENVIRONMENT AREAS</u> <u>Light Reflectance</u> <u>Value of exterior claddings other than roof claddings</u>	<u>roof cladding material on any STRUCTURE or BUILDING shall be no greater than 40 percent.</u>				<u>Council has restricted the exercise of its discretion to these matters for land use</u>
<u>Res 99</u>	<u>External appearance of BUILDINGS and STRUCTURES and including TEMPORARY BUILDINGS</u>	<p><u>1. Exterior cladding shall comprise of a primary and secondary cladding, with the secondary cladding to cover at least 30% of the total exterior, and cover at least 30% of the front facade facing the street.</u></p> <p><u>2. Unpainted cladding is not permitted.</u></p>	<u>n/a</u>	<u>does not meet the conditions for a permitted activity</u>	<u>n/a</u>	<p><u>The extent to which the non-conformance will be incompatible with the harmony, coherence and visual amenity of adjoining sites locality;</u></p> <p><u>Mitigation measures to address the adverse visual effects giving rise to the non-conformance.</u></p>

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		<u>3. Unpainted galvanised iron for any garages, outbuildings, fences or walls is not permitted.</u>				
		<u>4. Gas cylinders, external water heaters, air-conditioning units or similar appliances used to monitor or control the temperature, humidity, or climate within a BUILDING are to be erected elsewhere than on the elevation of any</u>				

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		<u>BUILDING facing a ROAD</u> 5. <u>Any washing line or satellite dish erected must not be situated within the front yard of a SITE and is required to be screened from view if located within sightline of the street.</u> 6. <u>Any pole or pile foundations are to be clad in a material visually compatible with the primary or secondary</u>				

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		<u>cladding of the BUILDING they structurally support.</u>				<u>Council has restricted the exercise of its discretion to these matters for land use</u>
SUBDIVISION						
Subdivision of land						
Res100	<u>development and SUBDIVISION within the Wairau Estate Structure Plan Area as shown in Appendix 32</u>	<u>development shall be in accordance with the Wairau Estate Structure Plan</u>	<u>subdivision shall be in accordance with the Wairau Estate Structure Plan</u>	<u>development or subdivision not in accordance with the Wairau Estate Structure Plan</u> <u>The first application for subdivision within the Wairau Estate Structure Plan Area shall include the following:</u> <u>1. Overall OPEN SPACE Landscape Plan together</u>	1) Design and layout of the subdivision, including position of boundaries. 2) Development of the subdivision and SITES having regard to: - appropriate VEHICLE access; and - provision and location of services. 3) Protection of: - natural features; - OUTSTANDING and REGIONALLY SIGNIFICANT LANDSCAPES; and - vegetation. 4) Legal protection of SIGNIFICANT NATURAL AREAS.	<u>1) The extent of non-compliance with the provisions of the Wairau Estate Structure Plan and how this affects the ability to comprehensively develop the Area.</u>

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				<p><u>with a planting plan detailing species, staging and timing of planting.</u></p> <p>2. <u>Overall Streetscape Plan together with a planting plan detailing species, staging and timing of planting.</u></p> <p>3. <u>Overall stormwater management plan</u></p> <p>4. <u>Detailed design of vehicular and pedestrian improvements at SH45/Wairau</u></p>	<p>5) Provision of public space areas for recreation, conservation, or pedestrian/cycle access purposes.</p> <p>6) Works to mitigate against the adverse effects of natural and/or other hazards.</p> <p>7) Alteration of contour, earthworks and clearance of vegetation.</p> <p>8) Amalgamation requirements.</p> <p>9) Easement requirements.</p> <p>10) Financial contributions.</p> <p>11) INDICATIVE ROADS.</p> <p>12) <u>OPEN SPACE areas to be vested as Esplanade or Local Purpose Reserves</u></p> <p>13) <u>All earthworks undertaken pursuant to a General Archaeological Authority issued by Heritage New Zealand Pouhere Taonga together with an earthworks management plan that provides for IWI/HAPU monitoring, archaeological oversight, and Accidental Discovery</u></p>	<p>Council has restricted the exercise of its discretion to these matters for land use</p>

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				<u>Road Intersection</u>	<u>Protocols to mitigate any adverse effects arising from the proposed works.</u>	
Res104	<u>minimum ALLOTMENT size in Medium Density Area</u>	<u>n/a</u>	<u>300m²</u>	<u>No minimum</u>	<u>All of the Matters in Rules Res54 – Res62</u>	<u>All of the Matters in Rules Res54 – Res62</u>

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WAIRAU ESTATE STRUCTURE PLAN AREA						
<u>Res 101</u>	<u>development and/or subdivision within the Wairau Estate Oakura Structure Plan (Appendix 32)</u> <u>Stages 1: no timing restrictions.</u> <u>Stage 2: commencement of the development of Stage 2 is restricted for a period of no less than two years (24 calendar months) from the date of the approval of the scheme plan of subdivision for Stage 1.</u> <u>Stages 3: development of Stage 3 shall not commence until such time as no</u>	<u>Stage 1 - n/a</u> <u>Stage 2 – n/a</u> <u>Stages 3, 4 and 5: 75% of the lots created on subdivision within Stage 2 and, in numerical sequence, each subsequent Stage, have been sold by the subdividing</u>	<u>n/a</u> <u>n/a</u> <u>n/a</u>	<u>n/a</u> <u>does not meet the conditions for a permitted activity</u> <u>does not meet the conditions for a permitted activity</u>	<u>n/a</u> <u>n/a</u> <u>n/a</u>	<u>1) The extent of non-compliance with the Wairau Estate Oakura Structure Plan and how this affects the future comprehensive and integrated development and/or subdivision of the structure plan area and environmental outcomes including:</u> <u>- The degree to which the comprehensive and integrated development and/or subdivision of all the land within the Wairau Estate Oakura Structure Plan area can still be achieved where the development of Stage 2 and each subsequent Stage is proposed ahead of less than 75% of the lots within Stage 1 having been sold and transferred into separate ownership:</u> <u>- The degree to which comprehensive and integrated infrastructure provisions are co-ordinated within the Wairau Estate Oakura Structure Plan area.</u> <u>- The degree to which site-specific characteristics of the Wairau Estate Oakura Structure Plan area have been addressed in the design and layout of the development and/or subdivision.</u> <u>- The degree to which the rate of development may result in adverse social impact on the Oakura community.</u>

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	<p><u>less than 75% of the lots created on subdivision within Stage 2 have been sold by the subdividing owner with proof of transfer of ownership being evidenced by receipt of notification of the transfer of ownership by the COUNCIL.</u></p> <p><u>Stages 4 & 5: development of each of Stages 4 and 5 shall not commence until such time as no less than 75% of the lots created on subdivision of each preceding Stage have been sold by the subdividing owner with proof of transfer of ownership being evidenced by receipt of notification of the transfer of ownership by the COUNCIL.</u></p>	<p><u>owner with proof of transfer of ownership being evidenced by receipt of notification of the transfer of ownership by the COUNCIL.</u></p>				<p><u>2) Financial contributions.</u></p>
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Note 1: The above sequencing of development applies to the 'Wairau Estate, Oakura 144 Lot Proposal' development plan as prepared by McKinlay Surveyors – Ref: Job O-160109 Drawing H-144 dated 6 September 2019.

Note 2: The sequencing of development is to proceed in the numerical order of the Development Stages as set out on the above referenced development plan.

<u>Rule No.</u>	<u>Parameter</u>	<u>Conditions Permitted</u>	<u>Standards and Terms: Controlled</u>	<u>Standards and Terms: Discretionary</u>	<u>Matters over which control is reserved</u>	<u>Assessment Criteria</u>
<u>PERMEABLE SURFACES</u>						
<u>PERMEABLE SURFACES MINIMUM AREAS</u>						
<u>Res102</u>	<u>Minimum permeable surface areas within a SITE</u>	<u>no less than 25%</u>	<u>n/a</u>	<u>Does not meet the standard for a permitted activity.</u>	<u>n/a</u>	<u>1. The ability of the development to manage stormwater runoff through site specific stormwater design.</u> <u>2. The ability to provide adequate onsite amenity and access to green space.</u> <u>3. Effect on the established streetscape character of the area, including the ability to reduce the amount of impermeable surface used and retain green space.</u> <u>4. Whether adequate mitigation of adverse effects can be achieved through the use of landscaping, planting and/or alternative materials.</u>
<u>Notes:</u>						
<u>1) The extent of buildings and structures calculated as site coverage shall be assessed as IMPERVIOUS SURFACE area;</u> <u>2) Vehicle access and manoeuvring areas shall be assessed as IMPERVIOUS SURFACE irrespective of the type of surface.</u>						

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<u>EARTHWORKS</u>						
<u>OLxx</u>	<u>Earthworks within Wairau Estate Structure Plan Area</u>	<u>Earthworks that retain the natural landform and do not result in cut faces greater than 0.5m (measured vertically)</u>	<u>Earthworks that will result in cut faces up to 1.0m in height (measured vertically)</u>	<u>Does not meet the standard for a controlled activity</u>	<u>1) Necessity to undertake earthworks that will result in cut faces up to 1.0m measured vertically</u> <u>2) Alteration of natural landform</u> <u>3) Impacts on natural values of the site within its cultural landscape</u> <u>4) Disturbance of Archaeology</u> <u>5) Drainage of water from the SITE to prevent slope instability.</u> <u>6) Clearance of vegetation.</u> <u>7) Location, depth and quantity of earthworks.</u> <u>8) Mitigation measures to conceal or landscape earthworks</u>	<u>1. Effects on the stability of land or structures, and potential to create new or exacerbate existing natural hazards, impact natural drainage patterns, redirect overland flow paths or flood flows and/or create instability, erosion or scarring.</u> <u>2. Impacts on character and amenity values, natural landforms and features, including whether the cut face and/or any retaining structures can be concealed behind development or effectively landscaped.</u> <u>3. Effects on the natural values of the site within a cultural landscape where adjoining Pahakahaka Pa and associated features and in relation to Kaitake.</u>

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Rule No.	Parameter	Conditions Permitted	Standards and Terms: Controlled	Standards and Terms: Discretionary	Matters over which control is reserved	Assessment Criteria
<u>CONSTRUCTION OF ROADS</u>						
<u>OLxx</u>	<u>Construction of ROADS within Wairau Estate Structure Plan Area</u>	<u>n/a</u>	<p>1) <u>Where the stormwater management techniques and infrastructure for the proposed ROAD use water sensitive urban design methods including swales, rain gardens or constructed wetlands.</u></p> <p>2) <u>Where the construction of roading structures within Wairau Stream or its tributaries avoid</u></p>	<p><u>Does not meet the terms and standards for a controlled activity</u></p> <p><u>Does not meet the terms and standards for a controlled activity</u></p>	<p><u>1.1 Stormwater management techniques and infrastructure use water sensitive urban design methods.</u></p> <p><u>1.2 The roading design will ensure hydraulic neutrality no less than that which existed pre-development and will not result in ponding effects.</u></p> <p><u>2.1 Effects on indigenous flora, fauna and habitat are mitigated to be no more than minor.</u></p> <p><u>2.2 Effects on natural values within its cultural landscape</u></p>	<p><u>Council has restricted the exercise of its discretion to these matters for land use</u></p>

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			<u>adverse impacts on the natural and cultural environment.</u>			
<u>LOCATION OF WASTEWATER INFRASTRUCTURE</u>						
<u>OLxx</u>	<u>Location of wastewater infrastructure in relation to waterbodies within Wairau Estate Structure Plan</u>	<u>All wastewater infrastructure shall be located a minimum distance of 20m from the margins of a waterbody and shall be located outside of esplanade reserve areas.</u>		<u>Does not meet the terms and standards for a controlled activity</u>		<ol style="list-style-type: none"> <u>1. The potential adverse effects on the waterbody and its margins from any spill or overflow of sewage.</u> <u>2. The potential adverse effects associated with planting in a reserve that contains wastewater infrastructure.</u>
<u>SUBDIVISION AND PAHAKAHAKA PA</u>						
<u>OLxx</u>	<u>Subdivision adjacent to Pahakahaka Pa (Site ID 2261 in Proposed District</u>		<u>The creation of any new allotment within 50m of the extent of Pahakahaka Pa shall be for use as OPEN</u>	<u>N/A</u>		

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	<u>Plan) within Wairau Estate Structure Plan Area</u>		<u>SPACE and/or ROAD and shall vest in the COUNCIL as local purpose reserve or road reserve as the case may be.</u>			<u>Council has restricted the exercise of its discretion to these matters for land use</u>
<u>STORMWATER INFRASTRUCTURE AND WAIRAU STREAM AND TRIBUTARIES</u>						
<u>QLxx</u>	<u>Erection of stormwater infrastructure within or adjacent to the Wairau Stream and or its tributaries</u>		<u>All stormwater infrastructure, including detention ponds shall be located outside of the Wairau Stream and its tributaries</u>		<u>n/a</u>	

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RURAL ENVIRONMENT AREA RULES

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AMENDMENT 5 Rural Environment Area Introduction

Insert the following paragraph in the Rural Environment Area Introduction to reference and introduce proposed Wairau Estate Structure Plan Area Rural Lifestyle Area and to clarify that this rural area is specific to the proposed Wairau Estate Oakura Structure Plan to avoid confusion.

Introduction

...

The Rural Lifestyle Area has been developed to ensure that the character of the rural environment is maintained both to protect amenity values and to promote the sustainable management of rural resources over the long term. Within areas covered by the Future Urban Development OVERLAY activities are subject to both the rules set out below and those contained within the OVERLAY provisions.

Distinct from the non Wairau Estate Structure Plan Area RURAL ENVIRONMENT AREA, and specific to the Wairau Estate Structure Plan (Refer Appendix II, Diagram 32.1) is the Wairau Estate Structure Plan Area Rural Lifestyle Area is intended for rural residential living. In recognition of the significant equestrian community long associated with Oakura the lot sizes of 1.2 hectares are designed for the keeping of 1-2 horses in association with residential living.

AMENDMENT 56 Rural Environment Area rules - Rules specific to activities – Structures – Buildings & Subdivision:

Amend Rural Environment Area rules to include the proposed Wairau Estate Structure Plan Area's proposed Rural Lifestyle Area with limitation on further subdivision while the land remains in the RURAL ENVIRONMENT AREA exemptions for the following parameters for proposed Rural Lifestyle Area:

Amend the Height parameters to include the proposed Rural Lifestyle Area proposed Height parameter:

- ~~Add the proposed maximum number of Habitable Buildings on a Site parameter for the proposed Rural Lifestyle Area;~~
- ~~Add the proposed Light Reflectance Value parameters for the proposed Rural Lifestyle Area;~~
- ~~Add the proposed Minimum Lot Size parameters for the proposed Rural Lifestyle Area; and~~
- ~~Amend Traffic Generation parameters to include proposed Rural Lifestyle Area:~~

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WAIRAU ESTATE STRUCTURE PLAN AREA SHOWN IN APPENDIX 32: STRUCTURE PLAN (RULES 105-110)					
(The rules for the Rural Environment Area shall apply to the Wairau Estate Structure Plan - Rural Environment Lifestyle Area with the following exceptions. Where the same or a similar rule parameter occurs between the Rural Environment Area and Rural Lifestyle Area, the more restrictive conditions, standards and terms shall apply).					
<u>Development and sSubdivision within the Wairau Estate Structure Plan in Appendix 32</u>					
<u>STRUCTURES BUILDINGS</u>					
<u>ERECTION of STRUCTURES and BUILDINGS including TEMPORARY STRUCTURES</u>					
Rur105	maximum HEIGHT in Rural Lifestyle Area In addition, any attachment to a BUILDING may exceed the permitted HEIGHT of the BUILDING provided that the sum of the attachment's three dimensions does not exceed 3.5m (HEIGHT plus width plus depth)	6m	n/a	n/a	n/a

Rur106	<u>Rural Lifestyle Area</u> <u>maximum number of</u> <u>HABITABLE</u> <u>BUILDINGS</u> <u>(including</u> <u>TEMPORARY</u> <u>BUILDINGS) on a</u> <u>SITE</u>	<u>1</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>
Rur107	<u>Rural Lifestyle Area</u> <u>Light Reflectance</u> <u>Value of exterior</u> <u>roof claddings</u>	<u>The Light</u> <u>Reflectance Value</u> <u>of</u> <u>any exterior roof</u> <u>cladding material</u> <u>on any</u> <u>STRUCTURE or</u> <u>BUILDING shall</u> <u>be no greater than</u> <u>25 percent.</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>
Rur108	<u>Rural Lifestyle Area</u> <u>Light Reflectance</u> <u>Value of exterior</u> <u>claddings other than</u> <u>roof claddings</u>	<u>The Light</u> <u>Reflectance</u> <u>Value of any</u> <u>exterior cladding</u> <u>other than</u> <u>exterior roof</u> <u>cladding material</u> <u>on any</u> <u>STRUCTURE or</u> <u>BUILDING shall</u> <u>be no greater</u> <u>than 40 percent.</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>

Traffic Generation

Generation of traffic associated with activity(s) on SITE (excluding traffic generated by CONSTRUCTION WORK or EMERGENCY SERVICES or TEMPORARY EVENTS) for SITES obtaining access from a RIGHT OF WAY or LOCAL ROAD

Subdivision of land

Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters over which control is reserved	Matters to be considered Restricted Discretionary Activity: discretion has been restricted to these matters Fully Discretionary Activity: discretion has NOT been restricted to these matters
			Controlled Activity	Fully Discretionary		
Rur110	<u>Rural Environment Lifestyle Area</u> SUBDIVISION within the Wairau Estate Structure Plan Area as shown in Appendix 32	n/a	n/a	<u>Subdivision shall be in accordance with the Wairau Estate Structure Plan, including indicative lot size, layout and design as shown on the Structure Plan. n/a</u>	n/a	<u>All Matters in Rules Rur76 – Rur84, plus: 1) The extent to which the proposed subdivision provides a transition between residential and rural environments. n/a</u>
<u>Note: That part of the Wairau Estate Structure Plan Area within the Rural Environment Area is subject to a consent notice which requires that the land shall not be further subdivided while the land remains in the Rural Environment Area.</u>						
Rur111	<u>Rural Lifestyle Area</u> <u>Any SUBDIVISION within the Wairau Estate Structure Plan Area not in accordance with the Structure Plan</u>	n/a	n/a	n/a	n/a	

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<p>(including indicative lot size, layout or design) as shown in Appendix 32 shall be a non-complying activity.</p>					
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BUSINESS ENVIRONMENT RULES

~~AMENDMENT 7 — Rule Bus7 Parameter: BUSINESS C and D ENVIRONMENT AREAS~~

~~Amend the Parameter for Rule Bus7 to clarify that the rule does not apply for the BUSINESS C ENVIRONMENT AREA within the proposed Wairau Estate Oakura Structure Plan Area.~~

~~BUSINESS C and D ENVIRONMENT AREAS but excluding the BUSINESS C ENVIRONMENT AREA within the Wairau Estate Oakura Structure Plan Area~~

~~AMENDMENT 8 Rule Bus7: BUSINESS C ENVIRONMENT AREA~~

~~Insert the following maximum Height rule to make explicit reference to BUSINESS C ENVIRONMENT AREA within the proposed Wairau Estate Oakura Structure Plan Area.~~

Rule No.	Parameter	Conditions Permitted	Standards and Terms: Controlled	Standards and Terms: Discretionary	Matters over which control is reserved	Assessment Criteria COUNCIL has restricted the exercise of its discretion to these matters for land use consents
7a	<u>maximum HEIGHT BUSINESS-C ENVIRONMENT AREA within Wairau Estate Oakura Structure Plan Area.</u>	<u>6m</u>	<u>n/a</u>	<u>up to 6.5m</u>		

~~AMENDMENT 9 — Rule Bus14 Parameter: maximum Height in the BUSINESS-C ENVIRONMENT AREA~~

~~Amend the Parameter for Rule Bus14 to clarify that the rule does not apply for the BUSINESS-C ENVIRONMENT AREA within the proposed Wairau Estate Oakura Structure Plan Area.~~

~~in the BUSINESS-C ENVIRONMENT AREA but excluding the BUSINESS-C ENVIRONMENT AREA within the Wairau Estate Oakura Structure Plan Area.~~

~~AMENDMENT 10 — Rule Bus14: maximum Height in the BUSINESS-C ENVIRONMENT AREA~~

~~Insert the following maximum Height rule to make explicit reference to BUSINESS-C ENVIRONMENT AREA within the proposed Wairau Estate Oakura Structure Plan Area.~~

Rule No.	Parameter	Conditions Permitted	Standards and Terms: Controlled	Standards and Terms: Discretionary	Matters over which control is reserved	Assessment Criteria COUNCIL has restricted the exercise of its discretion to these matters for land use consents
14a	<u>maximum HEIGHT in the BUSINESS C ENVIRONMENT AREA within Wairau Estate Oakura Structure Plan Area.</u>	6m	n/a	up to 6.5m		

VOLUME 1 - DEFINITIONS

~~AMENDMENT 6.11 IMPERVIOUS SURFACE~~ **Front Yard Definition:** **DEFINITIONS**

~~Add the following definition: mend the definition of 'front yard' as follows to make reference to proposed 'Wairau Estate Structure Plan Area Medium Density Area' and proposed 'Wairau Estate Rural Lifestyle Area':~~

~~FRONT YARD means that area of land extending for the full width of each ROAD boundary and for a depth of 4.5m in the RESIDENTIAL A and C ENVIRONMENT AREAS and for SITES less than 4000m² within the RURAL ENVIRONMENT AREAS including Wairau Estate Structure Plan Rural Lifestyle Area or 1.5m in the RESIDENTIAL B, Wairau Estate Structure Plan Area Medium Density Area and BUSINESS D ENVIRONMENT AREAS from the ROAD BOUNDARY. Where a SITE has more than one ROAD BOUNDARY the SITE is considered to have a FRONT YARD requirement for each ROAD BOUNDARY and the COVERAGE shall apply to each FRONT YARD separately.~~

~~IMPERVIOUS SURFACE means a surface which prevents or significantly reduces the soakage/infiltration of water into the ground. It includes:~~

- ~~• roofs;~~
- ~~• paved areas including driveways and sealed/compacted metal parking areas, patios;~~
- ~~• tennis or netball courts;~~
- ~~• sealed and compacted metal roads; and~~
- ~~• engineered layers such as compacted clay.~~

~~It does not include permeable surfaces including:~~

- ~~• grass and bush areas;~~
- ~~• gardens and other landscaped areas; and~~
- ~~• permeable paving and permeable roof cladding such as shade cloth and similar permeable fabrics and membranes.~~

~~AMENDMENT 12~~ **DEFINITIONS**

~~Insert the following definition to make explicit reference to and avoid potential confusion regarding proposed Medium Density Area and Rural Lifestyle Area in the proposed Wairau Estate Structure Plan:~~

~~WAIRAU ESTATE STRUCTURE PLAN AREA MEDIUM DENSITY AREA means that area of land at Oakura defined in the Wairau Estate Structure Plan (Refer Volume 2, Appendix H, Diagram 32.1).~~

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~~WAIRAU ESTATE STRUCTURE PLAN AREA RURAL LIFESTYLE AREA means that area of land at Oakura defined in the Wairau Estate Structure Plan (Refer Volume 2, Appendix H, Diagram 32.1).~~

VOLUME 2 – APPENDICES

AMENDMENT 137 APPENDICES

Insert the following appendix to make reference to and avoid potential confusion regarding the proposed Wairau Estate Oakura Structure Plan Area ~~Structure Plan~~.

APPENDIX 32

STRUCTURE PLAN (PRIVATE PLAN CHANGE PPC18/00048)

Wairau Estate Oakura Structure Plan.

The provision for the subdivision and development of Lot 29 DP 497629 and Lot 3 DP 21111, located at Oakura is set out in the Wairau Estate Oakura Structure Plan as incorporated in this Appendix and as identified in the Wairau Estate Oakura Structure Plan Area on Planning Maps A60 and A61.

The Structure Plan and associated rules **Res93-Res1042, OLxx-OLxx and Rur11095-Rur199** are intended to provide for the comprehensive development of the subject site while ensuring that any potential or actual adverse effects are appropriately avoided, remedied or mitigated.

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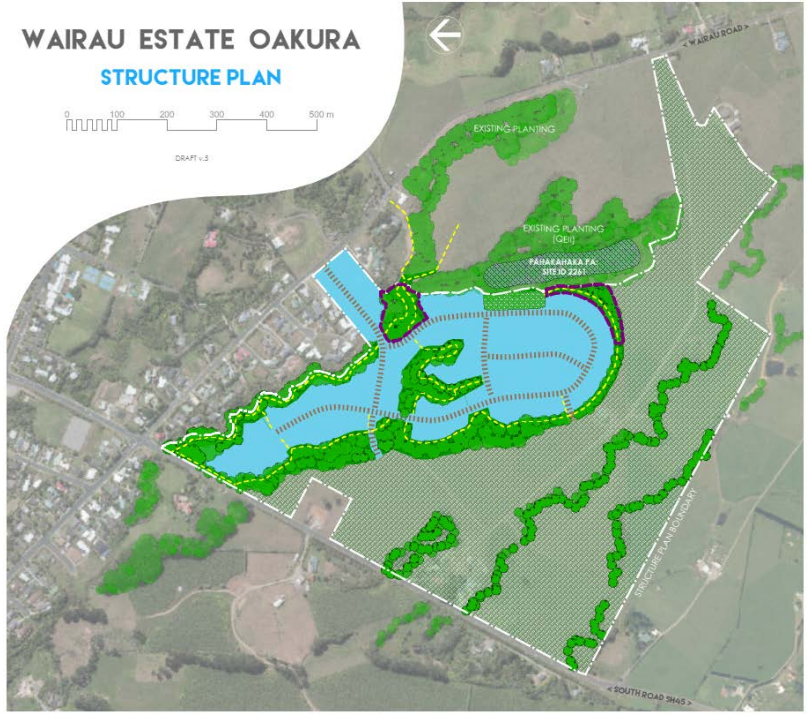
AMENDMENT ~~8~~ 14—APPENDICES

Insert the following appendix diagram to avoid potential confusion and enhance understanding regarding the proposed Wairau Estate Oakura Structure Plan.

Diagram 32.1 Wairau Estate Oakura Structure Plan

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**WAIRAU ESTATE OAKURA
STRUCTURE PLAN**

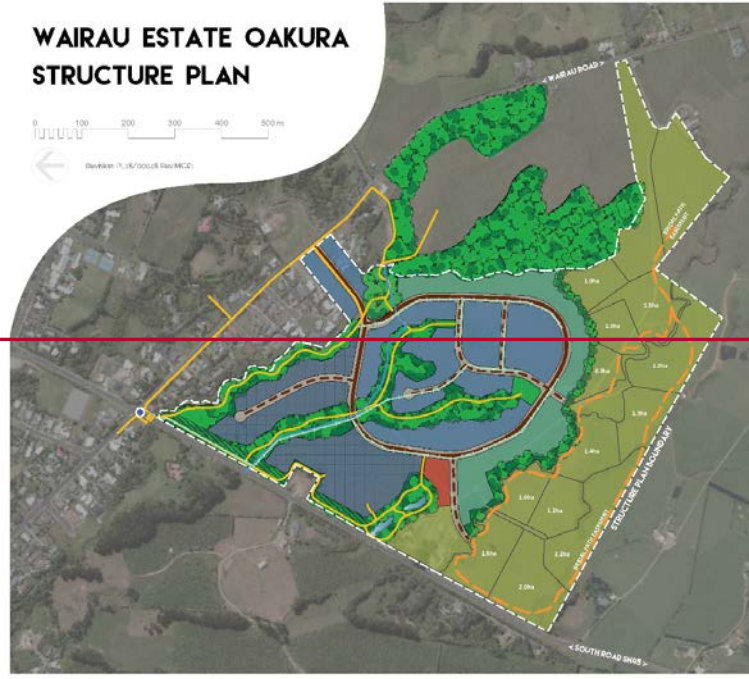


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REVISED: 11/1/2018

- KEY**
- RURAL ENVIRONMENT AREA/RURAL PRODUCTION ZONE. SHALL NOT BE FURTHER SUBDIVIDED WHILE THE LAND REMAINS IN THE RURAL ENVIRONMENT / RURAL PRODUCTION AREA
 - RESIDENTIAL 'C' ENVIRONMENT AREA / GENERAL RESIDENTIAL ZONE
 - OPEN SPACE 'C' / NATURAL OPEN SPACE ZONE IN ASSOCIATION WITH PAHAKAHAKA PA
 - OPEN SPACE 'C' ENVIRONMENT AREA / NATURAL OPEN SPACE ZONE
 - PRIORITY LANDSCAPE AREA (AS A CONDITION OF STAGE 1 SUBDIVISION)
 - PROPOSED WALKING & CYCLING CONNECTIONS
 - INDICATIVE ROADING PATTERN
 - STRUCTURE PLAN BOUNDARY

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WAIRAU ESTATE OAKURA STRUCTURE PLAN



- KEY**
- PROPOSED RESIDENTIAL 'A'
 - PROPOSED RESIDENTIAL 'A' WITH PROPOSED RESIDENTIAL MEDIUM DENSITY AREA
 - PROPOSED RESIDENTIAL 'C'
 - PROPOSED RURAL LIFESTYLE AREA **
 - PROPOSED BUSINESS 'C'
 - PROPOSED OPEN SPACE 'B'
 - PROPOSED OPEN SPACE 'C'
 - PROPOSED WALKING & CYCLING CONNECTIONS *
 - PROPOSED BRIDLE TRAIL *
 - PROPOSED ROUNDABOUT *
 - PROPOSED UNDERPASS (WALKING, CYCLING, HORSES) *
 - PROPOSED COLLECTOR ROAD *
 - PROPOSED LOCAL ROAD *
 - PROPOSED NOISE ATTENUATION BUND *
 - PROPOSED WATER MAIN *
 - PROPOSED SEWER *
- * LOCATION INDICATIVE ONLY
** INDICATIVE LOT BOUNDARIES AND AREAS

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VOLUME 3 – MAPS

DISTRICT PLAN INDIVIDUAL MAPS

RURAL MAPS

AMENDMENT **915** MAPS E2 AND E3: MAPS

Amend the following Planning Maps as shown in Volume 3

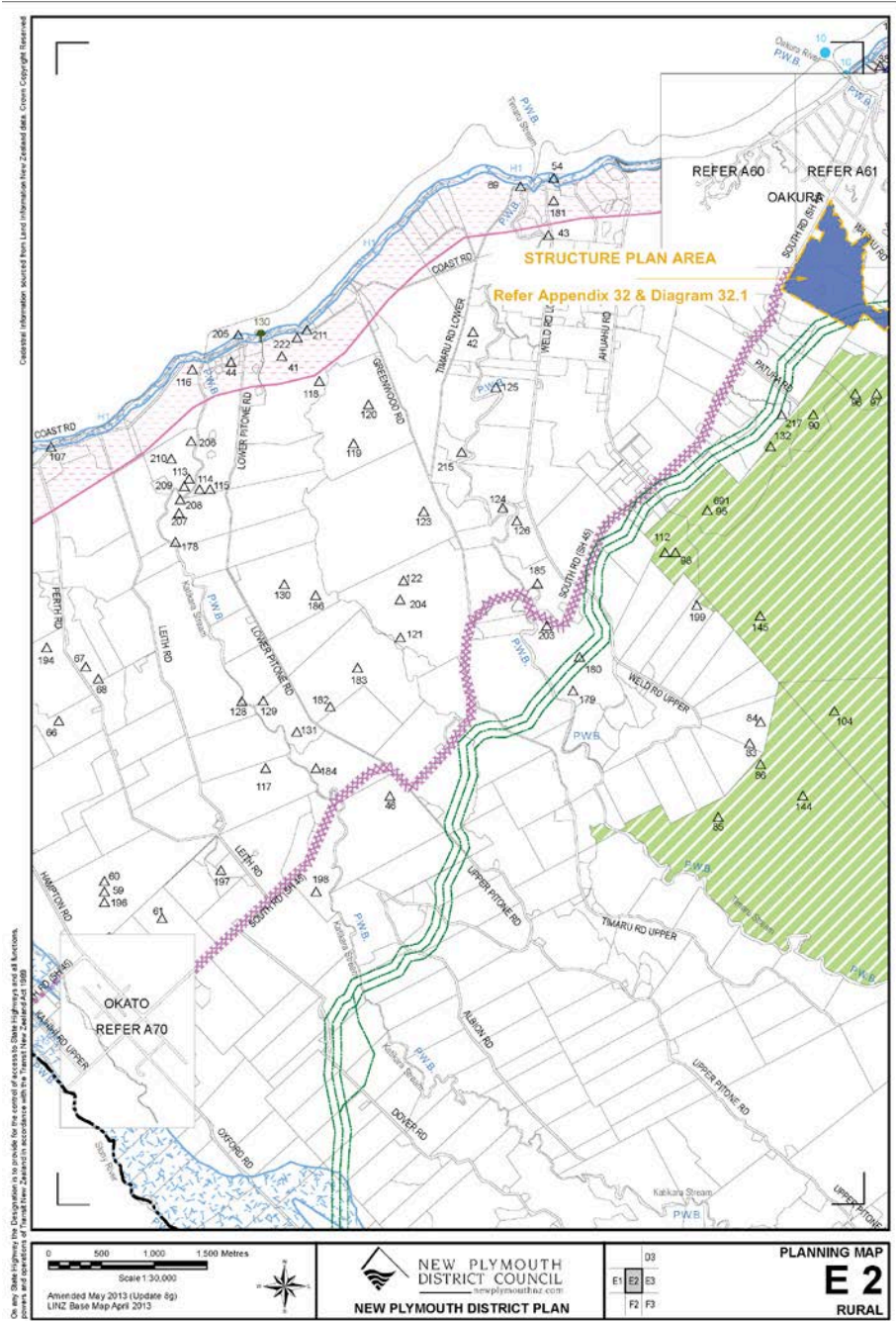
Planning Maps E2 and E3: Rural

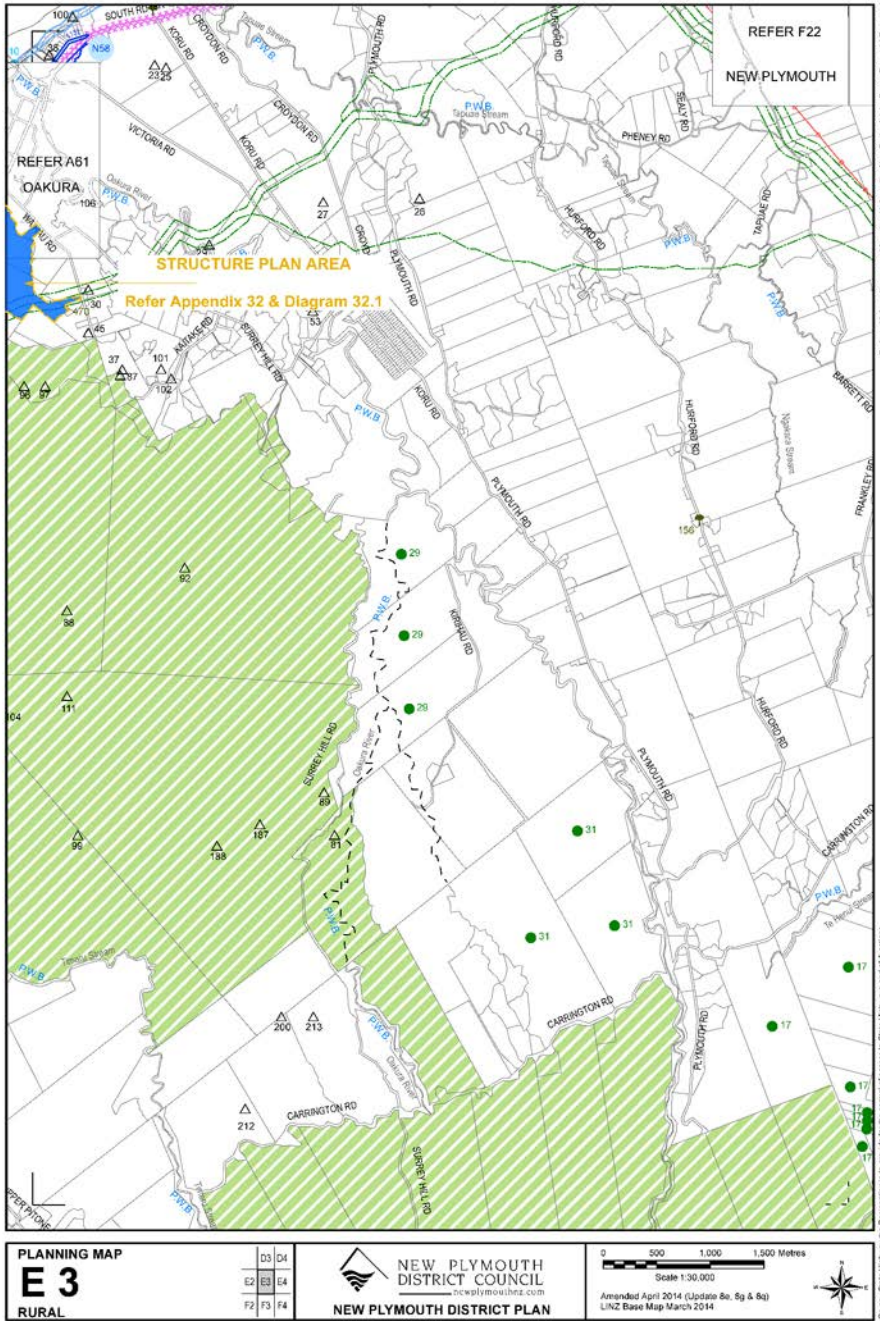
Plus consequential amendment – Notate Site ID 2261 on Map E3

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AMENDMENT ~~10~~¹⁶ MAPS A60 AND A61: MAPS

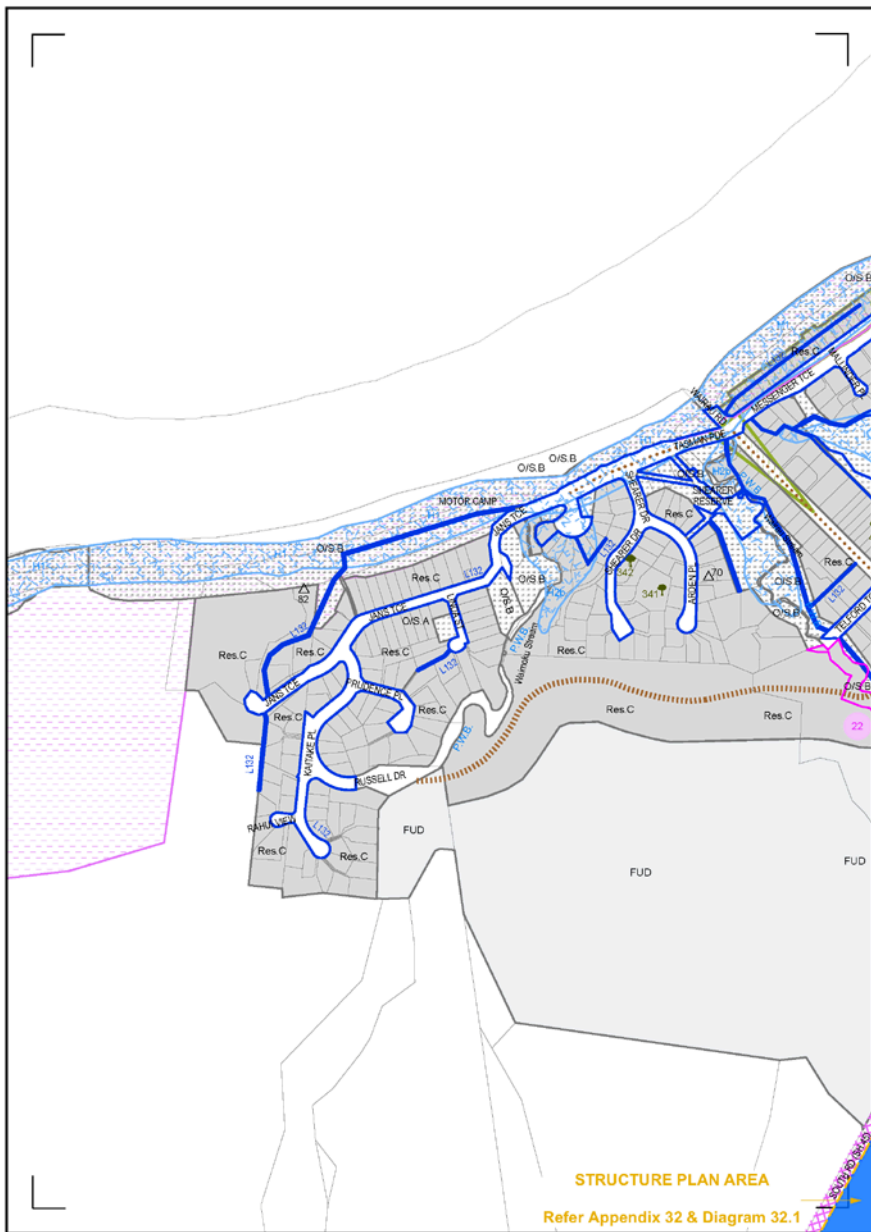
Amend the following Planning Maps as shown in Volume 3

Planning Maps A60 and A61: Oakura

Plus consequential amendment – Notate Site ID 2261 on Map A61

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PLANNING MAP A 60 OAKURA		 NEW PLYMOUTH DISTRICT COUNCIL <small>newplymouthnz.com</small>	 Scale 1:5,000 Amended October 2013 (Update 8h & 6g) and July 2014 (Update 6i) LINZ Base Map August 2014		<small>City and State highways the Discretionary is to provide for the control of access to State Highways and all functions, powers and operations of Transit New Zealand in accordance with the Transit New Zealand Act 1999.</small>
					<small>Copyright Information Licensed from Land Information New Zealand data. Crown Copyright Reserved</small>

