

New Plymouth District Plan

Private Plan Change PPC18/00048

June 2018

Private Plan Change Request Wairau Road, Oakura Rezoning



Te Kaunihera-ā-Rohe o Ngāmotu
NEW PLYMOUTH DISTRICT COUNCIL
newplymouthnz.com



New Plymouth District Plan

Private Plan Change PPC18/00048



Wairau Road, Oakura – Rezoning

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 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 Powerco.

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 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

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 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.
- b) Identify the extent of the Wairau Estate Structure Plan area on the relevant planning maps.
- c) Develop a new set of rules explicit to the Wairau Estate Structure Plan RESIDENTIAL ENVIRONMENT AREAS and RURAL ENVIRONMENT AREA.
- d) Rules requiring development and subdivision to be undertaken in accordance with the Structure Plan in Appendix 32.
- e) Rules specifying standards relating to:
 - I. Maximum HEIGHT of BUILDINGS and STRUCTURES within the Structure Plan Area.
 - II. Number of HABITABLE BUILDINGS per ALLOTMENT.
 - III. Maximum COVERAGE of SITES in the Medium Density Area.
 - IV. Nil COVERAGE in the FRONT YARDS of all RESIDENTIAL ENVIRONMENT AREA SITES.
 - V. Light Reflectance Values for roof and other exterior claddings for STRUCTURES and BUILDINGS.
 - VI. Minimum area of ALLOTMENTS in Medium Density Area.
 - VII. Traffic generation for the Rural Lifestyle Area.
- f) Covenants on Records of Title (CFR) restricting build form in front yards and within landscape buffers.

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.

Expanding the urban 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, and most recently in the Oakura Structure Plan 2006 and the operative New Plymouth District Plan.

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 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 to preserve hydraulic neutrality post urban development.

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.

The proposed development of the subject site can be readily 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 these 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 AREAS and the Rural Lifestyle Area and BUSINESS C ENVIRONMENT AREAS have 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.

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. It is almost inevitable that nearby residential living 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. 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.

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

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 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

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

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.

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 4 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 A and C and proposed Wairau Estate Structure Plan Area - Medium Density areas:

- *Amend Height parameters;*
- *Amend maximum number of Habitable Buildings parameter;*
- *Amend Maximum Coverage of the site parameters;*
- *Add the proposed Light Reflectance Value parameters;*
- *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.*

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>

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 Council has <u>restricted</u> the exercise of its discretion to these matters for <u>land use</u>
Res95	<u>RESIDENTIAL A and C ENVIRONMENT AREAS</u> <u>maximum number of HABITABLE BUILDINGS on a SITE</u>	<u>1</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>
Res96	<u>RESIDENTIAL A and C ENVIRONMENT AREAS</u> <u>maximum COVERAGE (including STRUCTURES and TEMPORARY BUILDINGS) in the FRONT YARD of a SITE</u>	<u>Nil (0%)</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>

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
Res97	<u>Maximum COVERAGE (excluding TEMPORARY BUILDINGS) of a SITE in Medium Density Area</u>	<u>55%</u>	<u>n/a</u>	<u>greater than 55%</u>	<u>n/a</u>	Council has <u>restricted</u> the exercise of its discretion to these matters for <u>land use</u> <u>All of the matters in Rules Res 10 – 13.</u>
Res98	<u>RESIDENTIAL A and C, BUSINESS C 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>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>

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 Council has <u>restricted</u> the exercise of its discretion to these matters for <u>land use</u>
Res99	<u>RESIDENTIAL A and C BUSINESS C and OPEN SPACE C ENVIRONMENT AREAS</u> <u>Light Reflectance Value of exterior claddings other than roof claddings</u>	<u>The Light Reflectance Value of any exterior cladding other than exterior roof cladding material on any STRUCTURE or BUILDING shall be no greater than 40 percent.</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>

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
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>	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	<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>

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 Council has <u>restricted</u> the exercise of its discretion to these matters for <u>land use</u>
					of SIGNIFICANT NATURAL AREAS. 5) Provision of public space areas for recreation, conservation, or pedestrian/cycle access purposes. 6) Works to mitigate against the adverse effects of natural and/or other hazards. 7) Alteration of contour, earthworks and clearance of vegetation. 8) Amalgamation requirements. 9) Easement requirements. 10) Financial contributions. 11) INDICATIVE ROADS.	

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
Res101	<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>	Council has <u>restricted</u> the exercise of its discretion to these matters for <u>land use</u> <u>All of the Matters in Rules Res54 – Res62</u>

RURAL ENVIRONMENT AREA RULES

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 6 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 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:*

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 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).

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

Rule No.	Parameter	Conditions Permitted	Standards and Terms:		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
			Restricted Discretionary	Fully Discretionary	

STRUCTURES - BUILDINGS

ERECTION of STRUCTURES and BUILDINGS including TEMPORARY STRUCTURES

Rur105	<u>maximum HEIGHT in Rural Lifestyle Area</u> <u>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)</u>	6m	n/a	n/a	n/a
--------	--	----	-----	-----	-----

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

Rur109	<u>Rural Lifestyle Area</u>					<p>1) <u>The ability to mitigate the adverse effects of extra traffic generation to and within the SITE.</u></p> <p>2) <u>The extent to which any increase in the number or pattern of traffic movements will affect the safety or convenience of any ROAD or RIGHT OF WAY including the time of day/night that the additional traffic movements occur and/or their concentration at any particular point.</u></p> <p>3) <u>The extent to which any increase in the number or pattern of traffic movements is likely to adversely affect the amenity values of nearby properties and in particular the likelihood for increased noise resulting in sleep disturbance.</u></p> <p>4) <u>Any adverse effects on the safety and efficiency of the ROAD TRANSPORTATION NETWORK and ROAD users.</u></p> <p>5) <u>The type and intensity of increased VEHICLES using the ROAD or RIGHT OF WAY and how this may adversely impact on the quality and maintenance requirements of the ROAD OR RIGHT OF WAY pavement, taking into consideration the need for a maintenance agreement to address extra-ordinary repair work, widening or resurfacing to and within the SITE.</u></p> <p>6) <u>Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising:</u></p> <ul style="list-style-type: none"> - <u>the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and</u> - <u>the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.</u>
	<u>maximum trip generation, measured in VEHICLE EQUIVALENT MOVEMENTS</u>					
	<u>total over 24 hours</u>	<u>30</u>	<u>n/a</u>	<u>more than 30</u>	<u>n/a</u>	
	<u>total between 7am and 10pm (day)</u>	<u>22</u>	<u>n/a</u>	<u>more than 22</u>	<u>n/a</u>	
	<u>hourly between 7am and 10pm (day)</u>	<u>8</u>	<u>n/a</u>	<u>more than 8</u>	<u>n/a</u>	
	<u>total between 10pm and 7am (night)</u>	<u>8</u>	<u>n/a</u>	<u>more than 8</u>	<u>n/a</u>	
<u>hourly between 10pm and 7am (night)</u>	<u>6</u>	<u>n/a</u>	<u>more than 6</u>	<u>n/a</u>		

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 Lifestyle Area</u> <u>SUBDIVISION within the Wairau Estate Structure Plan Area as shown in Appendix 32</u>	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.</u>	n/a	<u>All Matters in Rules Rur76 – Rur84, plus:</u> <u>1) The extent to which the proposed subdivision provides a transition between residential and rural environments.</u>
Rur111	<u>Rural Lifestyle Area</u> <u>Any SUBDIVISION within the Wairau Estate Structure Plan Area not in accordance with the Structure Plan (including indicative lot size, layout or design) as shown in Appendix 32 shall be a non-complying activity.</u>	n/a	n/a	n/a	n/a	

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>	<u>6m</u>	<u>n/a</u>	<u>up to 6.5m</u>		

VOLUME 1 - DEFINITIONS

AMENDMENT 11 Front Yard Definition: DEFINITIONS

Amend 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.

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 II, Diagram 32.1).

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 II, Diagram 32.1).

VOLUME 2 – APPENDICES

AMENDMENT 13 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.

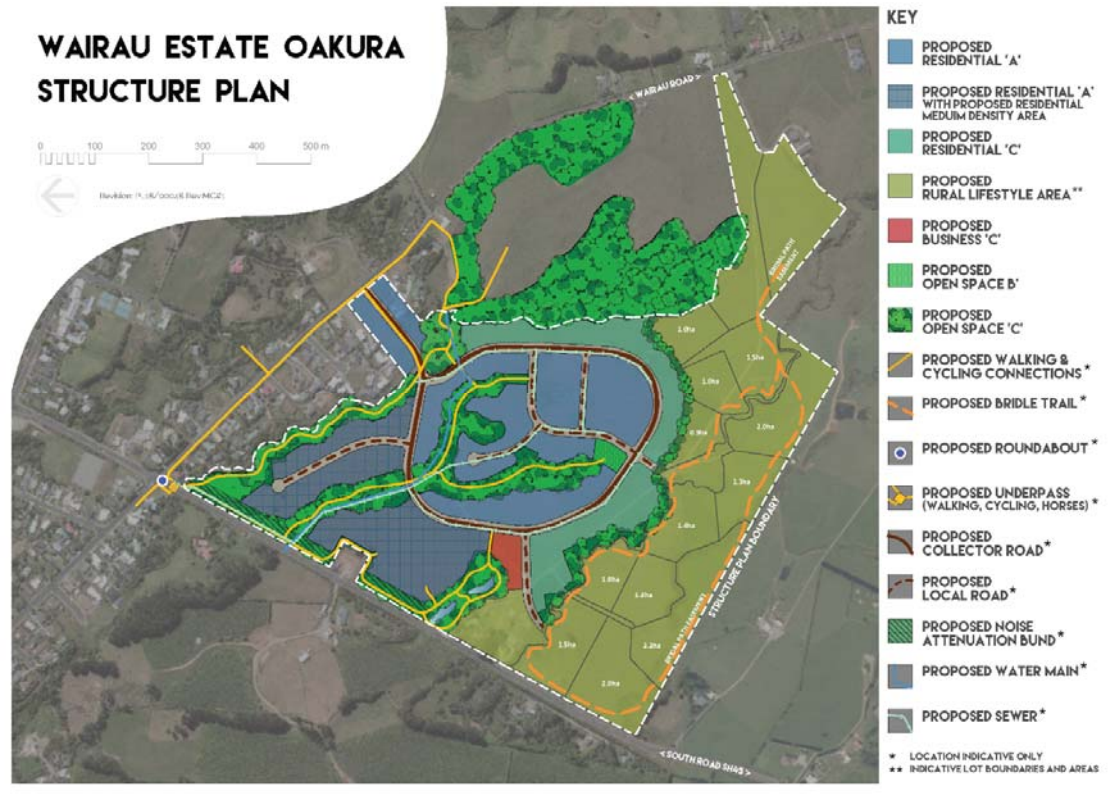
The provision for the subdivision and development of Lot 29 DP 497629 and Lot 3 DP 21111, located at Oakura is set out in the Wairau Estate Oakura Structure Plan as incorporated in this Appendix and as identified in the Wairau Estate Oakura Structure Plan Area on Planning Maps A60 and A61.

The Structure Plan and associated rules Res93-Res101 and Rur105-Rur109 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.

AMENDMENT 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



VOLUME 3 – MAPS

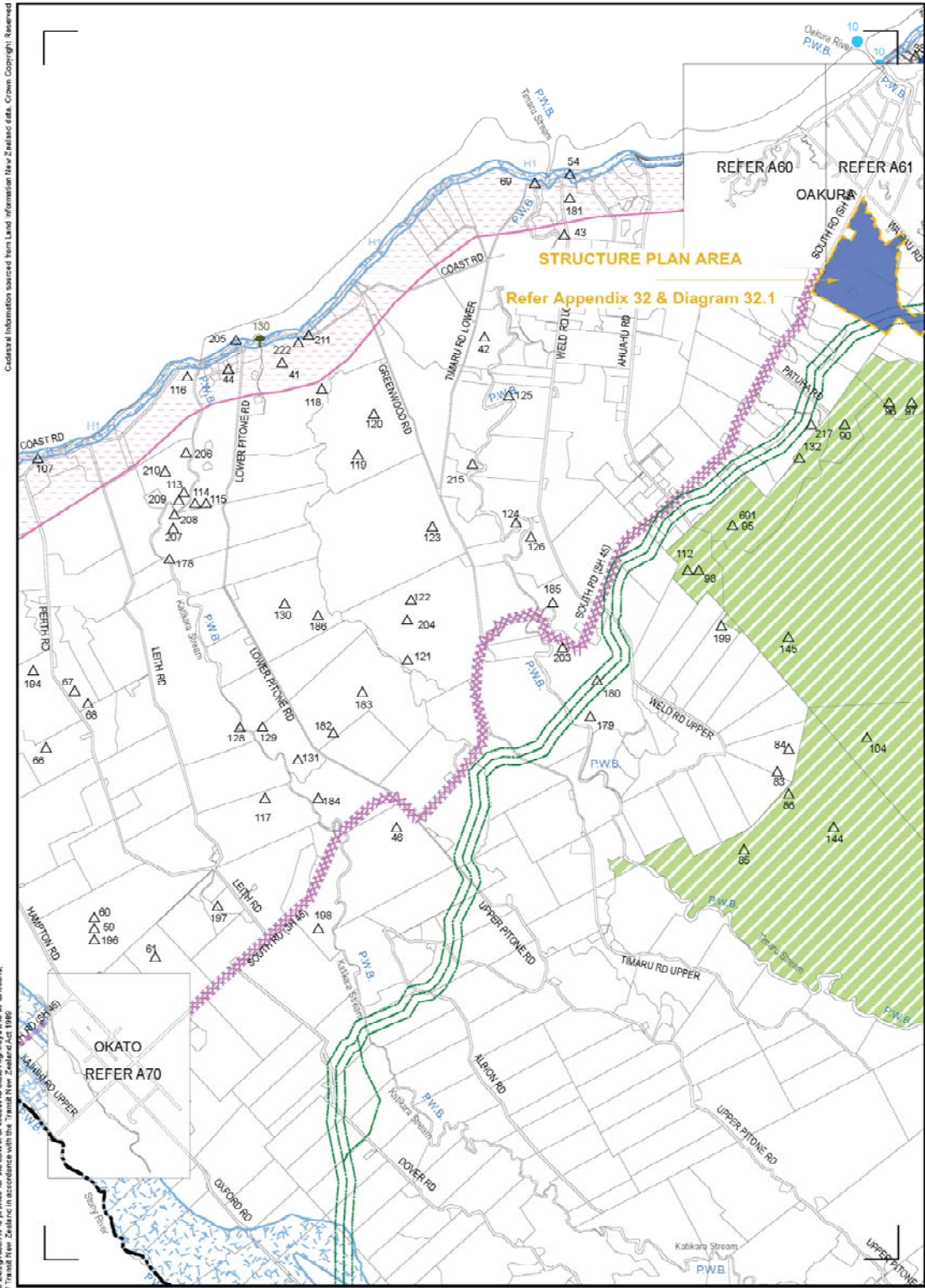
DISTRICT PLAN INDIVIDUAL MAPS

RURAL MAPS

AMENDMENT 15 MAPS E2 AND E3: MAPS

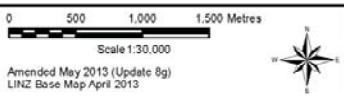
Amend the following Planning Maps as shown in Volume 3


Planning Maps E2 and E3: Rural



Cadastral information sourced from Land Information New Zealand data. Crown Copyright. Reserved

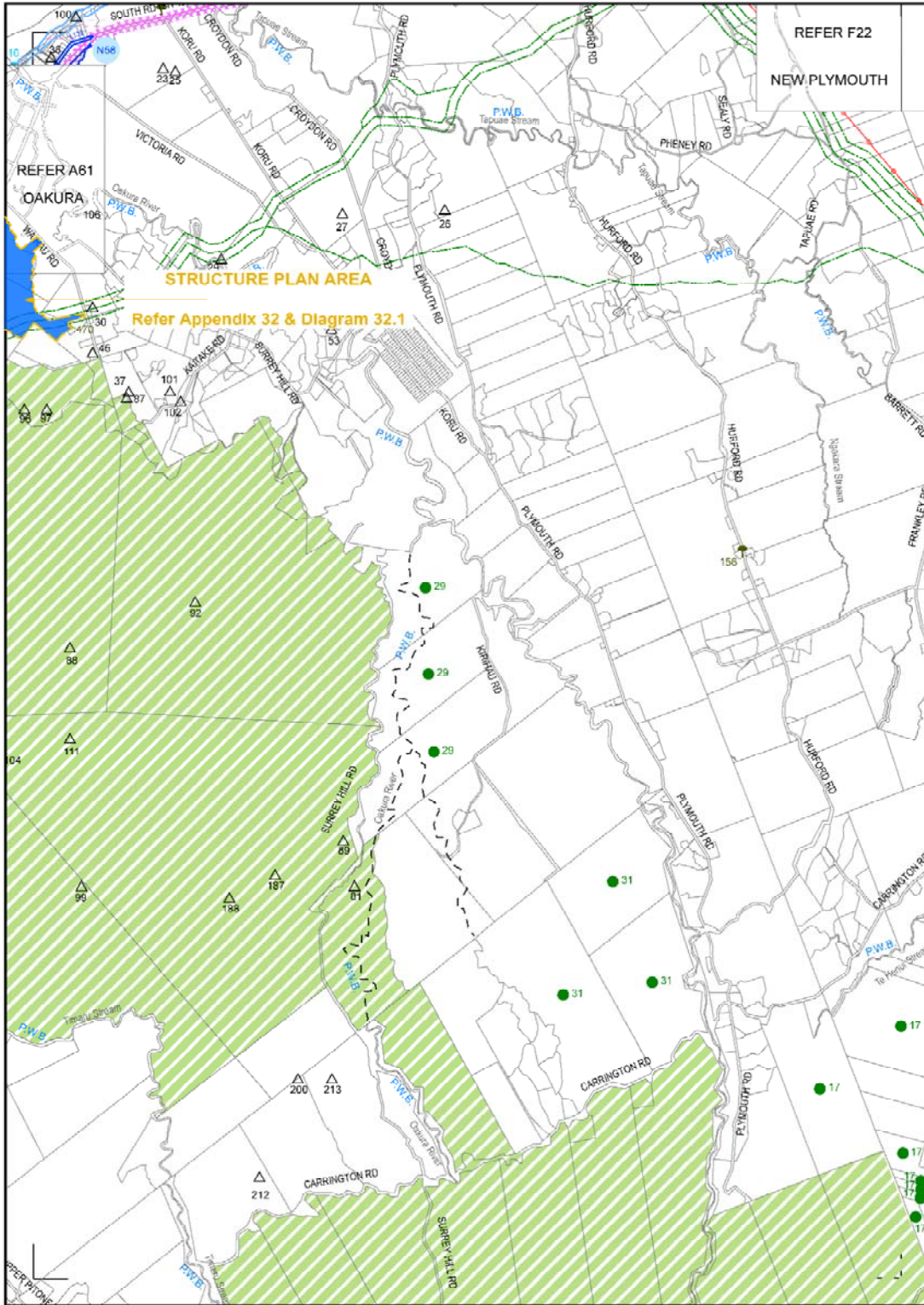
On any State Highway the Designation is to provide for the control of access to State Highways and all functions, powers and operations of Transit New Zealand in accordance with the Transit New Zealand Act 1989




NEW PLYMOUTH DISTRICT COUNCIL
 newplymouthnz.com
NEW PLYMOUTH DISTRICT PLAN

	D3
E1	E2
	E3
F2	F3

PLANNING MAP
E 2
RURAL



Copyright Information sourced from Land Information New Zealand data. Crown Copyright Reserved.
 Copyright Crown Highway, the Department of Transport, the Department of Assets, Space, Highways and Air Forecast, owners and operators of Transit New Zealand in accordance with the Transit New Zealand Act 1999.

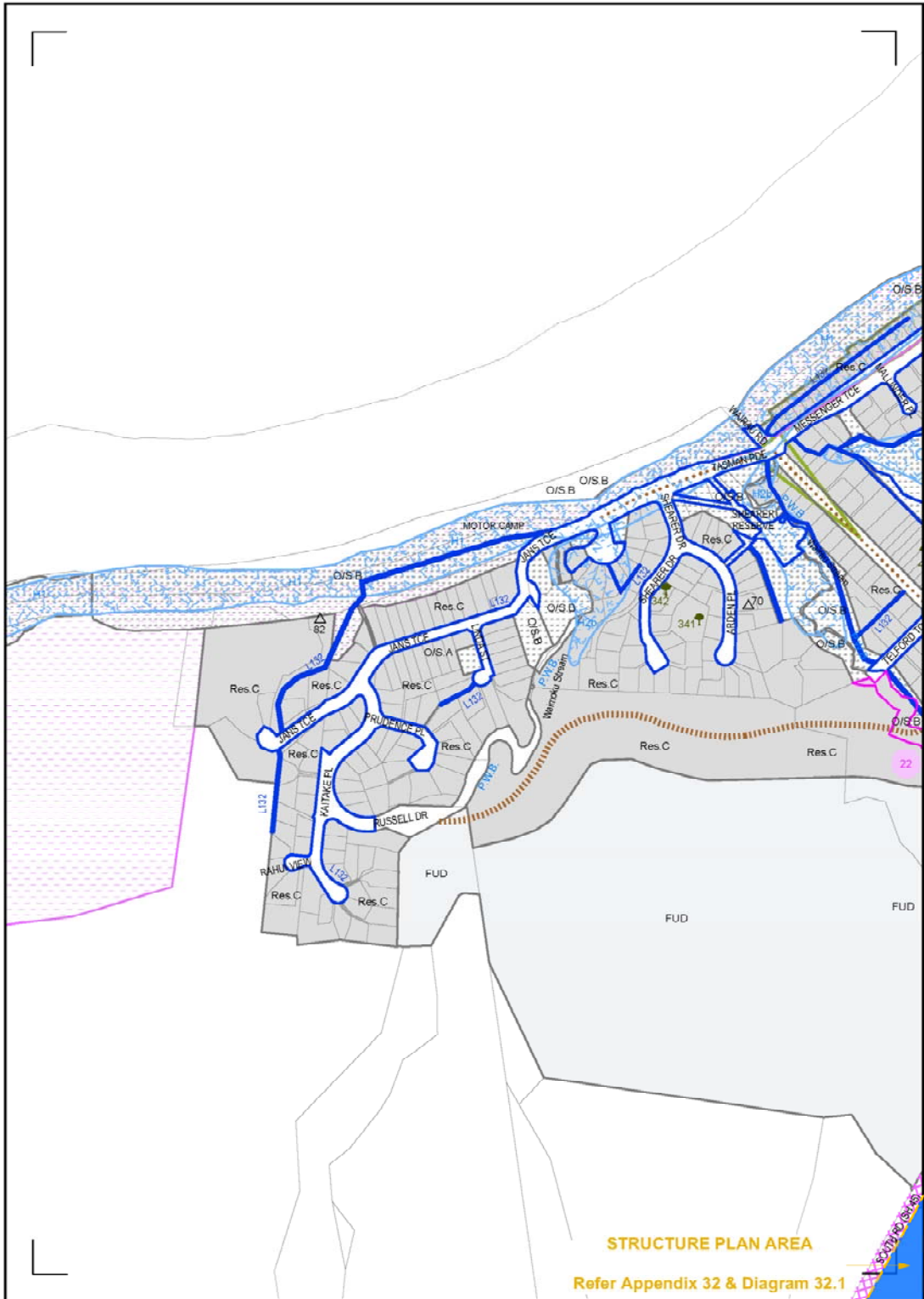
<p>PLANNING MAP</p> <p>E 3</p> <p>RURAL</p>	<table border="1" style="border-collapse: collapse; width: 100%;"> <tr><td>D3</td><td>D4</td></tr> <tr><td>E2</td><td>E4</td></tr> <tr><td>F2</td><td>F4</td></tr> </table>	D3	D4	E2	E4	F2	F4	<p>NEW PLYMOUTH DISTRICT COUNCIL newplymouth.govt.nz</p> <p>NEW PLYMOUTH DISTRICT PLAN</p>	<p>0 500 1,000 1,500 Metres</p> <p>Scale 1:30,000</p> <p>Amended April 2014 (Update 6e, 8g & 8q) LINZ Base Map March 2014</p>
D3	D4								
E2	E4								
F2	F4								

AMENDMENT 16 MAPS A60 AND A61: MAPS

Amend the following Planning Maps as shown in Volume 3

Planning Maps A60 and A61: Oakura

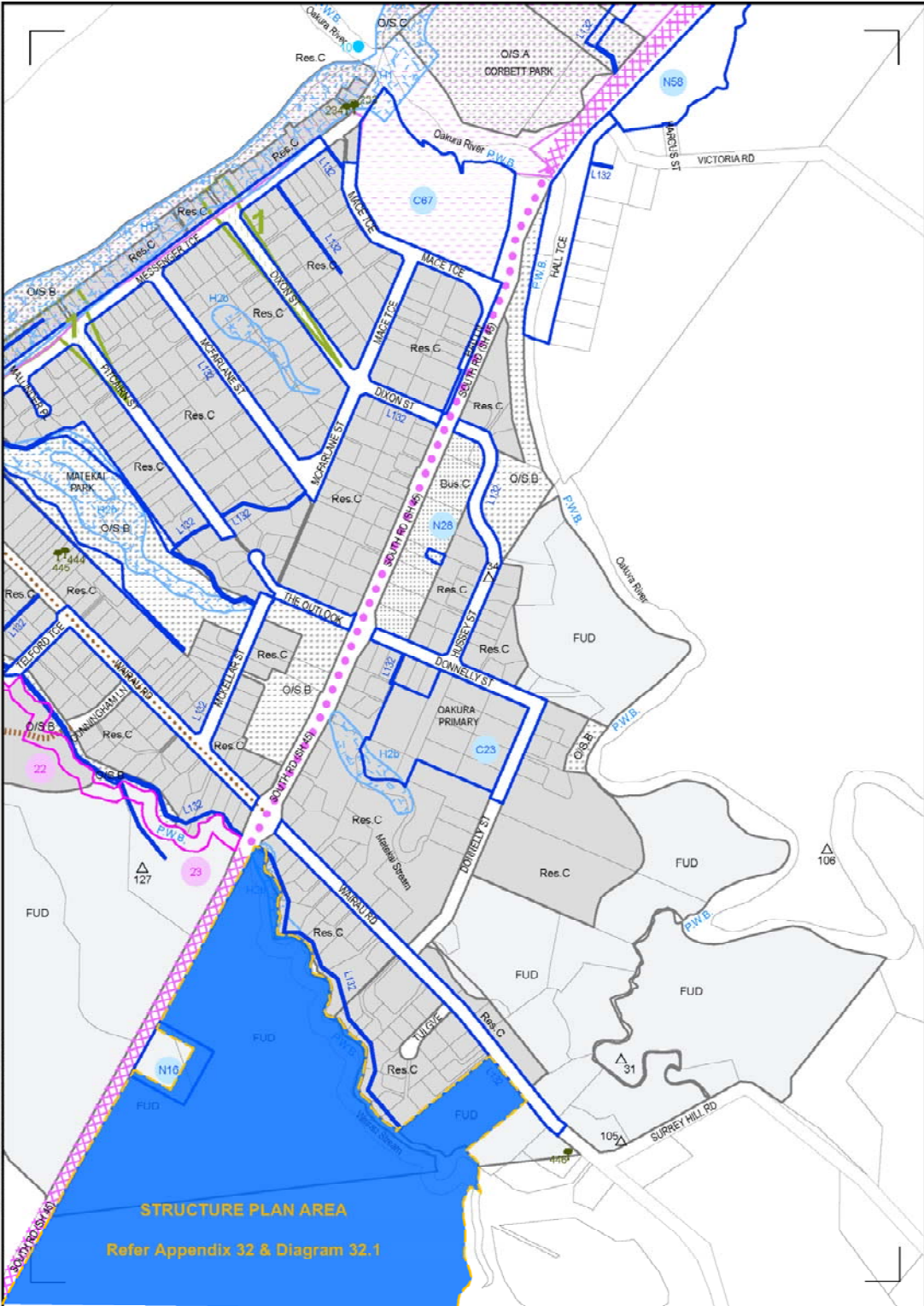




Cadastral information sourced from Land Information New Zealand data. Crown Copyright Reserved.
 On any State Highway the Designer is to provide for the complete access to State Highways and all functions, powers and operations of Transit New Zealand in accordance with the Transit New Zealand Act 1989.

PLANNING MAP A 60 OAKURA		 NEW PLYMOUTH DISTRICT COUNCIL <small>newplymouthnz.com</small> NEW PLYMOUTH DISTRICT PLAN	 Scale 1:5,000 Amended October 2013 (Update 8h & 8g) and July 2014 (Update 8x) LINZ Base Map August 2014
---	---	--	--

Cadastral information sourced from Land Information New Zealand data. Crown Copyright Reserved



On any State Highway the Designation 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 1989

0 100 200 300 Metres
Scale 1:5,000

Amended May 2013 (Update 8g) and July 2014 (Update 8x)
LINZ Base Map August 2014

 **NEW PLYMOUTH DISTRICT COUNCIL**
newplymouthnz.com

NEW PLYMOUTH DISTRICT PLAN

D3
A00 A61
E2 E3

PLANNING MAP
A 61
OAKURA