

Appendix 10: District Plan Recommended  
Amendments

# New Plymouth District Plan

Plan Change PLCI8/00048

May 2019

## Oakura Farm Park Limited Private Plan Change

## Section 42A Report Recommended Amendments to Plan Change



# New Plymouth District Plan

## Plan Change PLC18/00048



## Oakura Farm Park Limited Private Plan Change

### Plan Text Amendments

The new text that was proposed to be added in the notified plan change is in black text and is underlined, while any text to be deleted has been ~~struck through~~.

All recommended amendments are shown in red text, with new text underlined, while any text to be deleted has been ~~struck through~~.

Plan provisions highlighted in **yellow** are outstanding matters and will be reviewed at the hearing in response to evidence.

---

## 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), subdivision and development within the Wairau Estate Structure Plan Area is comprehensively planned, responds to the character of the local area and receiving environment, 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.
- b) Develop a Landscape Plan setting out the overall landscape features and elements, including planting, for the Wairau Estate Structure Plan Area.
- c) Develop a Stormwater Management Plan setting out the principles, approach and calculations for stormwater for the Wairau Estate Structure Plan Area.
- d) Identify the extent of the Wairau Estate Structure Plan area on the relevant planning maps.
- e) Develop a new set of rules explicit to the Wairau Estate Structure Plan RESIDENTIAL ENVIRONMENT AREAS and RURAL ENVIRONMENT AREA.
- f) Rules requiring development and subdivision to be undertaken in accordance with the Structure Plan in Appendix 32.
- g) 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.
  - VIII. Maximum number of ALLOTMENTS within the Structure Plan Area.
  - IX. Staging of development based on available infrastructure.
  - X. Acoustic treatment of NOISE SENSITIVE ACTIVITIES near the State Highway.
- h) 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.~~ An expansion of the Oakura urban area is anticipated to meet future housing needs within the capacity of reticulated infrastructure and receiving environment fabric.

Expanding the urban ~~fabrie~~ area of Oakura essentially south either side of State Highway 45 has long been regarded by successive Councils and the community as being logical. This ~~expansion~~ 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.

Limits are placed on the scale and extent of this expansion due to the capacity of the current reticulated infrastructure. In particular, the aquifer supplying the Oakura water supply system has a limited capacity to meet future demand. Therefore, a limit is placed on the number of lots/dwellings able to be developed within the Wairau Estate Structure Plan Area. A maximum yield of 167 lots/dwellings is applied to the Wairau Estate Structure Plan Area – this yield is based on an allocation of the currently available capacity in the aquifer and which has taken into account provision for supplying water to other areas in Oakura zoned for residential development and Future Development Areas.

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. 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 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. In addition, landscaping of the public realm areas (streets and reserves), such as with street trees, provides the opportunity to enhance the quality of the environment and reduce the visual impact of development. A landscape plan is required

as part of consenting Stage 1 which sets out the overall principles, approach and landscape details for the entire Wairau Estate.

Access to the proposed development of the subject site can be readily connected would be via new roads to Wairau Road and State Highway 45 by road, and to the existing Council public water supply and sewerage networks. An internal road network would form a loop within the Structure Plan Area and provide a new link road between Wairau Road and State Highway 45.

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 (300m<sup>2</sup> 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 Rural Lifestyle Area (Rural Environment Area) 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 165m<sup>2</sup> 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. To maintain consistency across the whole of the Wairau Estate Structure Plan 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 for the Wairau Estate Structure Plan Area – Rural Lifestyle Area.

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 ~~and protected from any development or disturbance~~. This will in turn be supportive of natural biodiversity, and birdlife in particular. It is almost inevitable that ~~the occupation of proposed dwellings within the Wairau Estate Structure Plan area 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 as anticipated with Future Urban Development Overlays and in accordance with the maximum yield of 167 lots/dwellings for the Wairau Estate Structure Plan Area.

The land within Structure Plan Area Appendix 32, approximately 59ha, will result in approximately 385 153 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 with a Future Urban Development (FUD) Overlay and borders the existing well-established 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;*
- *Add maximum number of allotments;*
- *Add acoustic treatment requirements.*



**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>
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>	<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</u> <u>Value of exterior claddings other than roof claddings</u>	<u>The Light Reflectance</u> <u>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>
<u>Res99b</u>	<u>RESIDENTIAL A and C ENVIRONMENT AREAS</u> <u>Acoustic treatment of buildings accommodating NOISE SENSITIVE ACTIVITIES</u>	<u>1. Any noise sensitive activity with a noise sensitive room in a new building or alteration or addition to an existing building, within 80m of State Highway 45 (measured from the nearest painted edge of the carriageway) which has a speed</u>	<u>n/a</u>	<u>n/a</u>	<u>1. Management of sensitivity to noise.</u> <u>2. The provision of a report from an acoustic specialist which provides evidence that the level of acoustic insulation is appropriate to ensure the amenity</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>
		<p><u>environment of 70km/hour and above, shall be designed, constructed, and maintained to meet an internal noise level of:</u></p> <p>a. <u>40 dB L<sub>Aeq</sub> (24 hour) inside all noise sensitive rooms with ventilating windows open.</u></p> <p>2. <u>Compliance with (1) above shall be achieved if, prior to the construction of any building containing a noise sensitive room, an acoustic design certificate from a suitably qualified acoustic engineer is provided to the Council which certifies that the proposed</u></p>			<p><u>of present and future residents of the site.</u></p> <p>3. <u>The impact of any sensitive activity that does not provide the required noise insulation of the ability of the State Highway to operate without undue constraint.</u></p>	

**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>
		<p><u>design and construction of the building, alterations or additions will achieve the internal sound levels. The building shall be designed, constructed, and maintained in accordance with the design certificate.</u></p> <p>3. <u>Where the noise level specified in (1) above cannot be met with ventilating windows open, a ventilation system shall be installed in the noise sensitive room(s).</u></p>				

**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>

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>The first application for</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;	<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>
			<p><u>subdivision within the Wairau Estate Structure Plan Area shall provide the following:</u></p> <p>1. <u>Overland</u></p> <p>2. <u>Over</u></p>		<p>- OUTSTANDING and REGIONALLY SIGNIFICANT LANDSCAPES; and</p> <p>- vegetation.</p> <p>4) Legal protection of SIGNIFICANT NATURAL AREAS.</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>	

**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>
			ral l st or m w at er m an ag e m en t pl an		10) Financial contributions. 11) INDICATIVE ROADS. <u>12) Landscaping</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>
Res101	<u>minimum ALLOTMENT size in Medium Density Area</u>	<u>n/a</u>	<u>300m<sup>2</sup></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>
Res102	<u>Maximum number of ALLOTMENTS within the Wairau Estate Structure Plan Area as shown in Appendix 32</u>	<u>167 over the entire Wairau Estate Structure Plan Area as shown in Appendix 32</u>		<u>Greater than 167 over the entire Wairau Estate Structure Plan Area as shown in Appendix 32</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>	<u>6m</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>
--------	--	-----------	------------	------------	------------

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**

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"> <li>- <u>the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and</u></li> <li>- <u>the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.</u></li> </ul>
	<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>		

<b>Subdivision of land</b>						
Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters over which control is reserved	<b>Matters to be considered</b> 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 4000m<sup>2</sup> 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 (PLAN CHANGE PLC/00048)**

Wairau Estate Oakura Structure Plan.

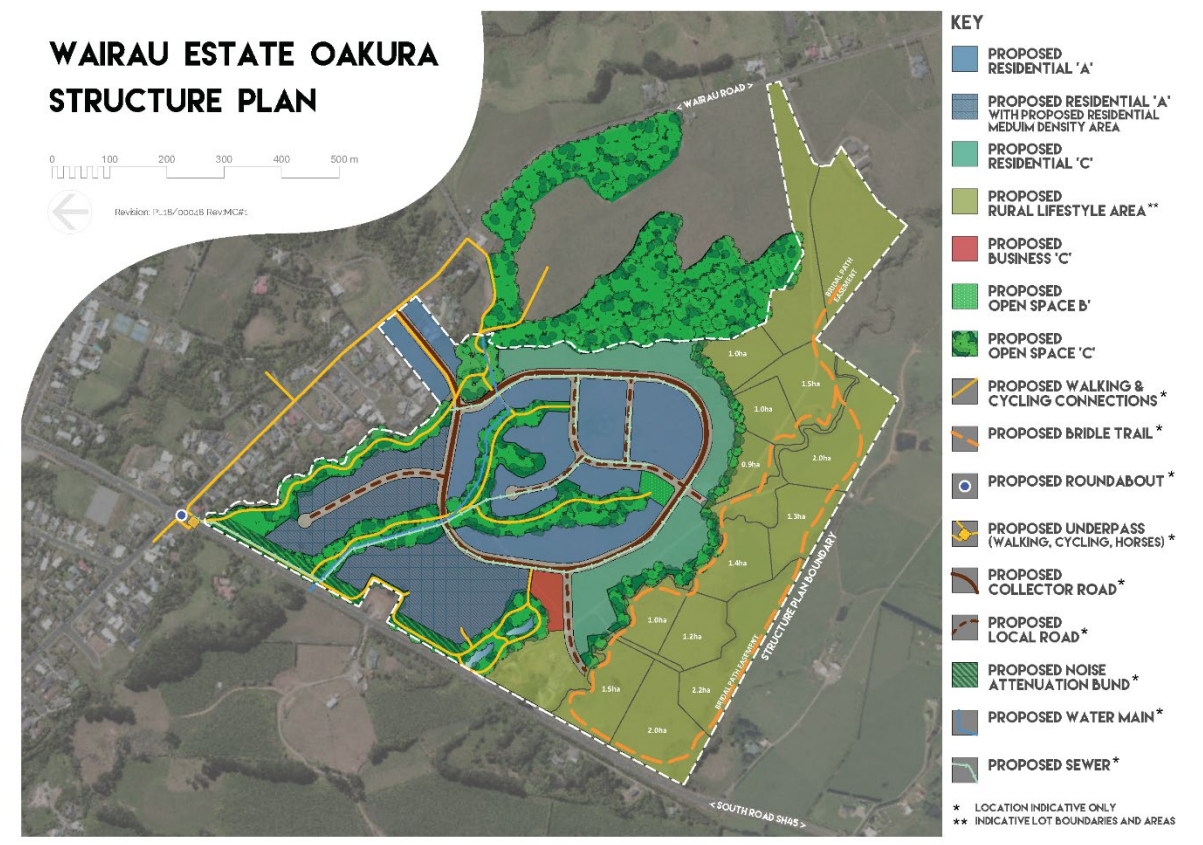
The provision for the subdivision and development of Lot 29 DP 497629 and Lot 3 DP 21111, located at Oakura is set out in the Wairau Estate Oakura Structure Plan as incorporated in this Appendix and as identified in the Wairau Estate Oakura Structure Plan Area on Planning Maps A60 and A61.

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

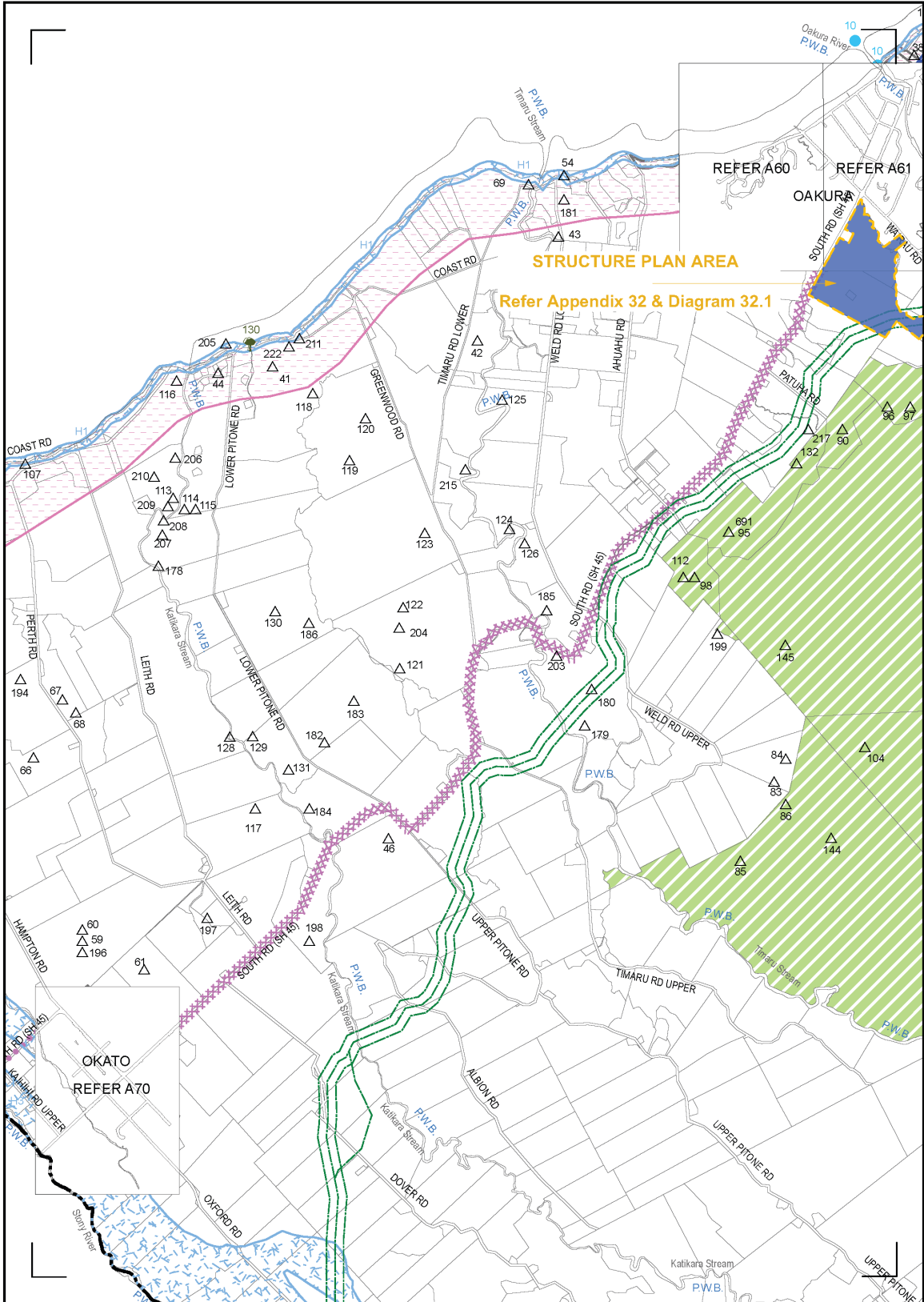
## AMENDMENT 15 MAPS E2 AND E3: MAPS

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 1998.

0 500 1,000 1,500 Metres  
Scale 1:30,000

Amended May 2013 (Update 8g)  
LINZ Base Map April 2013



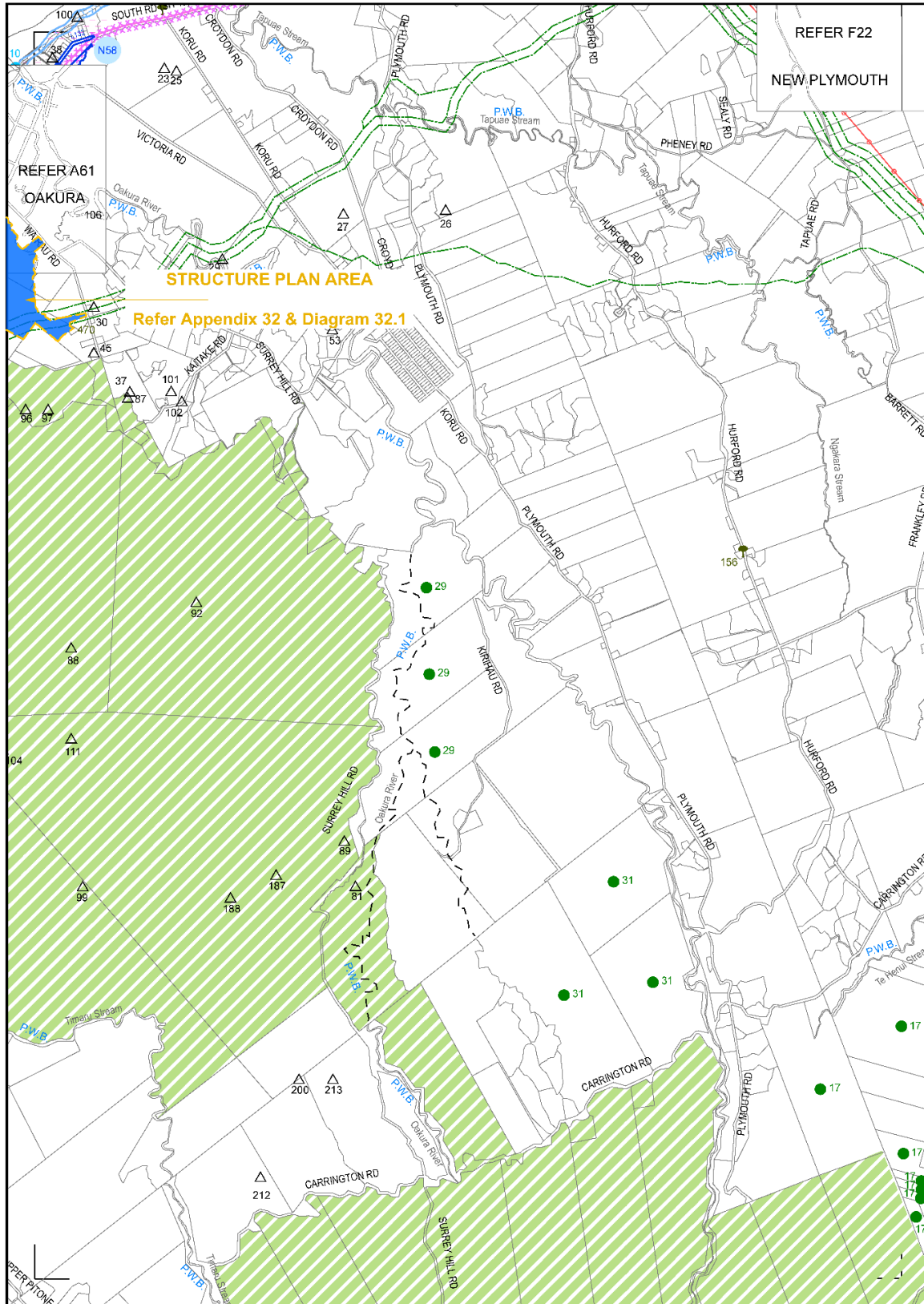
NEW PLYMOUTH DISTRICT COUNCIL  
newplymouthnz.com  
NEW PLYMOUTH DISTRICT PLAN

D3
E1 E2 E3
F2 F3

PLANNING MAP  
**E 2**  
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


**PLANNING MAP**  
**E 3**  
**RURAL**

D3	D4
E2	E4
F2	F4



**NEW PLYMOUTH DISTRICT COUNCIL**  
newplymouthnz.com  
**NEW PLYMOUTH DISTRICT PLAN**

0 500 1,000 1,500 Metres  
Scale 1:30,000  
Amended April 2014 (Update 8e, 8g & 8q)  
LINZ Base Map March 2014



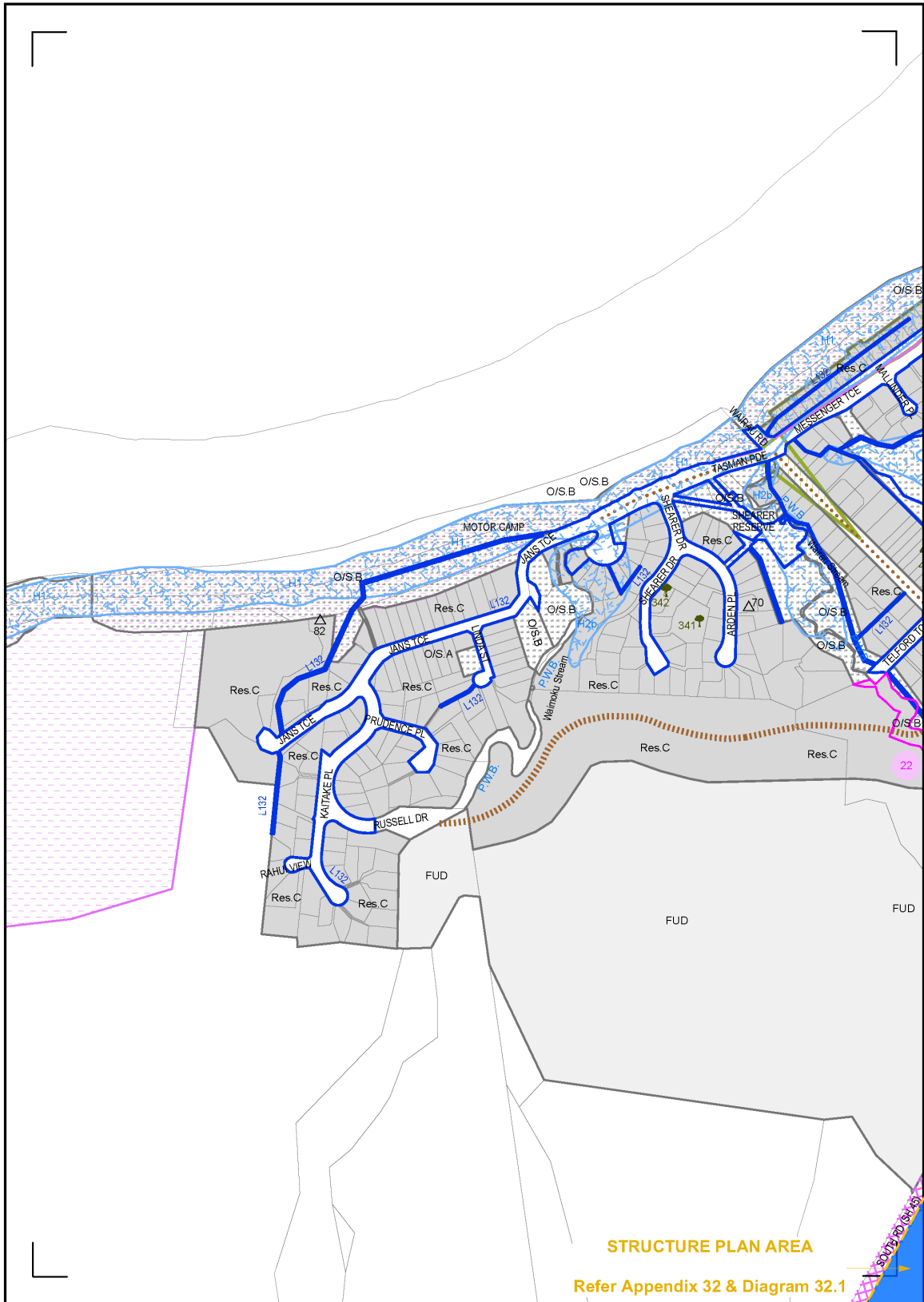
## **AMENDMENT 16 MAPS A60 AND A61: MAPS**

*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 this 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

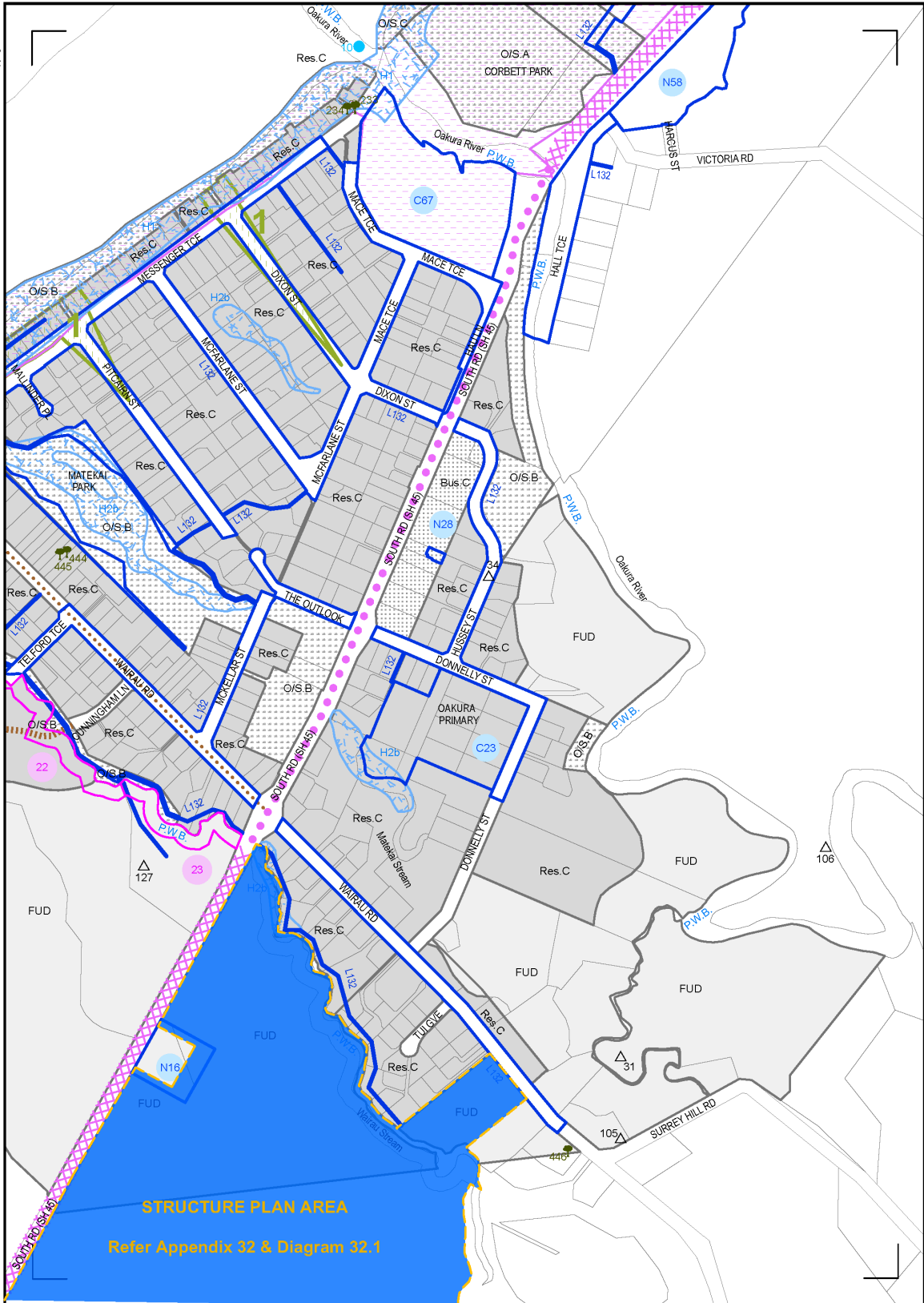
**PLANNING MAP**  
**A 60**  
OAKURA

A60 A61  
E2

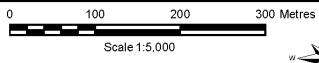
**NEW PLYMOUTH DISTRICT COUNCIL**  
newplymouthnz.com  
**NEW PLYMOUTH DISTRICT PLAN**

0 100 200 300 Metres  
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 1999



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  
 A60 A61  
 E2 E3

**PLANNING MAP**  
**A 61**  
**OAKURA**