

New Plymouth District Plan

Private Plan Change PPC18/00048

December 2019

Wairau Road, Oakura Rezoning

Amendments required to Operative District Plan



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



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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.

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.

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 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.
- 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.
- e) Identify the extent of the Wairau Estate Structure Plan area on the relevant planning maps.
- f) Develop a new set of rules explicit to the Wairau Estate Structure Plan RESIDENTIAL ENVIRONMENT AREA/GENERAL RESIDENTIAL ZONE and RURAL ENVIRONMENT AREA/RURAL PRODUCTION ZONE.
- g) Rules requiring development and subdivision to be undertaken in accordance with the Structure Plan in Appendix 32.
- 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.

- III. 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.
 - VII. Controlling the rate of release of ALLOTMENTS through the staging of development.
- i) Covenants on Records of Title (CFR) restricting built form in front yards and within landscape buffers.
 - j) 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.

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. 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 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 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.

Stormwater disposal, using Water Sensitive Urban Design Methods (NIWA c2018) 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 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

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.

Building heights within the Wairau Estate Structure Plan Area RESIDENTIAL C ENVIRONMENT AREA (PDP General Residential Zone) 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.

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.

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.

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, 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.

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.

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 vehicular and pedestrian safety improvements at the intersection of State Highway 45 and Wairau Road.

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.

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.

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:

- 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.

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.

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

- VI. Subdivision and landuse activity in proximity to Pahakahaka Pa
- VII. The vesting of open space as local purpose reserve
- c) Symbolism in the landscape including interpretative signage and the naming of streets

Reasons 23.10

‘The bonds between the tangata whenua and Kaitake are inseparable and are fundamental to the foundation of Ngati Tāiri and Taranaki Iwi. These bonds are also expressed through cultural practices and art forms evolved from generations of occupation. Tangata whenua draw strength from the energy of Kaitake; the flora and fauna that was abundant from the slopes to the sea which allowed Ngati Tāiri to prosper and flourish.

“Ko Taranaki, ko Pouākai, ko Kaitake, koia te puna i heke mai ai te tangata. Koia ko ō mātou nei okiokinga, ko mātou nei tō rātou okiokitanga”

“Taranaki, Pouākai and Kaitake are a reflection of and the source of our inseparable existence, in life and in death. We are them and they are us”

The values of the Kaitake are not just visual as they provide a broad range of cultural values and this surrounding landscape was one of large occupation as is evident by Pahakahaka Pā.

Ref: Ngati Tairi Cultural Impact Assessment November 2019

The Wairau Estate Structure Plan Area is located with the rohe of Ngati Tairi, who, supported by Te Kahui o Taranaki Trust, undertook a Cultural Impact Assessment as part of the plan change process.

The site and receiving environment are a landscape of cultural significance to the Mana Whenua, and contains a number of significant cultural features, including the Pahakahaka Pā site, and the Wairau Stream and its tributaries. The development of the Wairau Estate Structure Plan Area has the potential to adversely affect this cultural landscape, the Pā site and its surroundings, and the Wairau Stream and tributaries through the construction and development of residential living. It also has the potential to protect, acknowledge and remediate the environment, and respond to cultural values present in this location.

Pahakahaka Pa is a recently rediscovered waahi taonga (ref: Site ID 2261) and is recorded on the Proposed District Plan planning maps. However, the Pa is not recorded in the Operative District Plan and is therefore not recognised nor protected by operative plan provisions. While outside the Wairau Estate Structure Plan Area it is located with the QEII Covenanted area adjoining. To ensure Pahakahaka Pa is appropriately recognised and protected it is recorded on the Structure Plan. The adjoining land within 50 metres of the mapped extent of the Pa is OPEN SPACE C ENVIRONMENT AREA (PDP: NATURAL OPEN SPACE ZONE) to be set aside for vesting as Local Purpose Reserve.

The National Policy Statement for Freshwater Management (NPS-FM) recognises that fresh water has a deep cultural meaning to Aotearoa. Te Mana o te Wai is a concept described within

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.

VOLUME 1 - RULES

RESIDENTIAL ENVIRONMENT AREA RULES

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 (PDP General Residential Zone):

- *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 external appearance of exterior claddings, unpainted surfaces, location of household equipment parameters.*
- *Add the Wairau Estate Structure Plan Area to Subdivision parameters;*
- *Amend the Minimum Allotment Size parameters; and*
- *Add Minimum permeable surface areas*

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

(All rules for the Residential 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 C ENVIRONMENT AREA 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>

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>
Res94	<u>RESIDENTIAL C ENVIRONMENT AREA</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>
Res95	<u>RESIDENTIAL C ENVIRONMENT AREA</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>
Res96	<u>RESIDENTIAL C ENVIRONMENT AREA</u> <u>Maximum COVERAGE (excluding TEMPORARY</u>	<u>38%</u>	<u>n/a</u>	<u>greater than 38% but not more than 45%</u>	<u>n/a</u>	<u>All of the matters in Rules Res 10 – 13 together with the following:</u> <ul style="list-style-type: none"> - <u>the natural character of the Wairau Stream and its tributaries;</u> - <u>the effects of increased site coverage on stormwater management</u>



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>
	<u>BUILDINGS) of a SITE</u>					<u>within the Wairau Stream catchment;</u> - <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>
Res97	<u>RESIDENTIAL 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
Res98	<u>RESIDENTIAL C, RURAL and OPEN SPACE C ENVIRONMENT AREAS</u>	<u>The Light Reflectance Value of any exterior cladding other than exterior</u>	n/a	n/a	n/a	n/a

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>
	<u>Light Reflectance 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>				
Res 99	<u>External appearance of BUILDINGS and STRUCTURES and including TEMPORARY BUILDINGS</u>	<ol style="list-style-type: none"> 1. <u>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> 2. <u>Unpainted cladding is not permitted.</u> 	<u>n/a</u>	does not meet the conditions for a permitted activity	<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>



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>3. <u>Unpainted galvanised iron for any garages, outbuildings, fences or walls is not permitted.</u></p> <p>4. <u>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 BUILDING</u></p>				

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>facing a ROAD</u></p> <p>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></p> <p>6. <u>Any pole or pile foundations are to be clad in a material visually compatible with the primary or secondary cladding of</u></p>				



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>
		<u>the BUILDING they structurally support.</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> 1. <u>Overall OPEN SPACE Landscape Plan together with a</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. 5) Provision of	<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>

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>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 Road Intersection</u></p>	<p>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) OPEN SPACE areas to be vested as Esplanade or Local Purpose Reserves</p> <p>13) 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 Protocols to mitigate any</p>	



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>
					adverse effects arising from the proposed works.	

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>
WAIRAU ESTATE STRUCTURE PLAN AREA						
Res 101	development and/or subdivision within the Wairau Estate Oakura Structure Plan (Appendix 32)	Stage 1 - n/a	n/a	n/a	n/a	<p>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:</p> <ul style="list-style-type: none"> - 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; - The degree to which comprehensive and integrated infrastructure provisions are co-ordinated within the Wairau Estate Oakura Structure Plan area. - 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. - The degree to which the rate of development may result in adverse social impact on the Oakura community.
	Stages 1: no timing restrictions.	Stage 2 – n/a	n/a	does not meet the conditions for a permitted activity	n/a	
	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.	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	n/a	does not meet the conditions for a permitted activity	n/a	
	Stages 3: development of Stage 3 shall not commence until such time as no					



	<p>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.</p> <p>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</p>	<p>owner with proof of transfer of ownership being evidenced by receipt of notification of the transfer of ownership by the COUNCIL.</p>				<p>2) Financial contributions.</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.

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>
PERMEABLE SURFACES						
PERMEABLE SURFACES MINIMUM AREAS						
Res102	<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>	1. The ability of the development to manage stormwater runoff through site specific stormwater design. 2. The ability to provide adequate onsite amenity and access to green space. 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. 4. Whether adequate mitigation of adverse effects can be achieved through the use of landscaping, planting and/or alternative materials.
<u>Notes:</u> 1) <u>The extent of buildings and structures calculated as site coverage shall be assessed as IMPERVIOUS SURFACE area;</u> 2) <u>Vehicle access and manoeuvring areas shall be assessed as IMPERVIOUS SURFACE irrespective of the type of surface.</u>						

Rule No.	Parameter	Conditions Permitted	Standards and Terms: Controlled	Standards and Terms: Discretionary	Matters over which control is reserved	Assessment Criteria
EARTHWORKS						
OLxx	<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>	<ol style="list-style-type: none"> 1) <u>Necessity to undertake earthworks that will result in cut faces up to 1.0m measured vertically</u> 2) <u>Alteration of natural landform</u> 3) <u>Impacts on natural values of the site within its cultural landscape</u> 4) <u>Disturbance of Archaeology</u> 5) <u>Drainage of water from the SITE to prevent slope instability.</u> 6) <u>Clearance of vegetation.</u> 7) <u>Location, depth and quantity of earthworks.</u> 8) <u>Mitigation measures to conceal or landscape earthworks</u> 	<ol style="list-style-type: none"> 1. <u>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> 2. <u>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> 3. <u>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>

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>
CONSTRUCTION OF ROADS						
OLxx	<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>	

Rule No.	Parameter	Conditions Permitted	Standards and Terms: Controlled	Standards and Terms: Discretionary	Matters over which control is reserved	Assessment Criteria
			<u>adverse impacts on the natural and cultural environment.</u>			Council has <u>restricted</u> the exercise of its discretion to these matters for <u>land use</u>
LOCATION OF WASTEWATER INFRASTRUCTURE						
OLxx	<u>Location of wastewater infrastructure in relation to waterbodies within Wairau Estate Structure Plan</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.		Does not meet the terms and standards for a controlled activity		<ol style="list-style-type: none"> 1. The potential adverse effects on the waterbody and its margins from any spill or overflow of sewage. 2. The potential adverse effects associated with planting in a reserve that contains wastewater infrastructure.
SUBDIVISION AND PAHAKAHAKA PA						
OLxx	Subdivision adjacent to Pahakahaka Pa (Site ID 2261 in Proposed District		The creation of any new allotment within 50m of the extent of Pahakahaka Pa shall be for use as OPEN	N/A		



Rule No.	Parameter	Conditions Permitted	Standards and Terms: Controlled	Standards and Terms: Discretionary	Matters over which control is reserved	Assessment Criteria
	Plan) within Wairau Estate Structure Plan Area		SPACE and/or ROAD and shall vest in the COUNCIL as local purpose reserve or road reserve as the case may be.			Council has <u>restricted</u> the exercise of its discretion to these matters for <u>land use</u>
STORMWATER INFRASTRUCTURE AND WAIRAU STREAM AND TRIBUTARIES						
OLxx	Erection of stormwater infrastructure within or adjacent to the Wairau Stream and or its tributaries		All stormwater infrastructure, including detention ponds shall be located outside of the Wairau Stream and its tributaries		n/a	

AMENDMENT 5 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 Area with limitation on further subdivision while the land remains in the RURAL ENVIRONMENT 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 Environment Area with the following exceptions.

Subdivision within the Wairau Estate Structure Plan in Appendix 32

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 Area</u> <u>SUBDIVISION within the Wairau Estate Structure</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>

	<u>Plan Area as shown in Appendix 32</u>					
<p><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></p>						

VOLUME 1 - DEFINITIONS

AMENDMENT 6 IMPERVIOUS SURFACE: DEFINITIONS

Add the following definition:

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.
-

VOLUME 2 – APPENDICES

AMENDMENT 7 APPENDICES

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

APPENDIX 32

STRUCTURE PLAN (PRIVATE PLAN CHANGE PPC18/00048)

Wairau Estate Oakura Structure Plan.

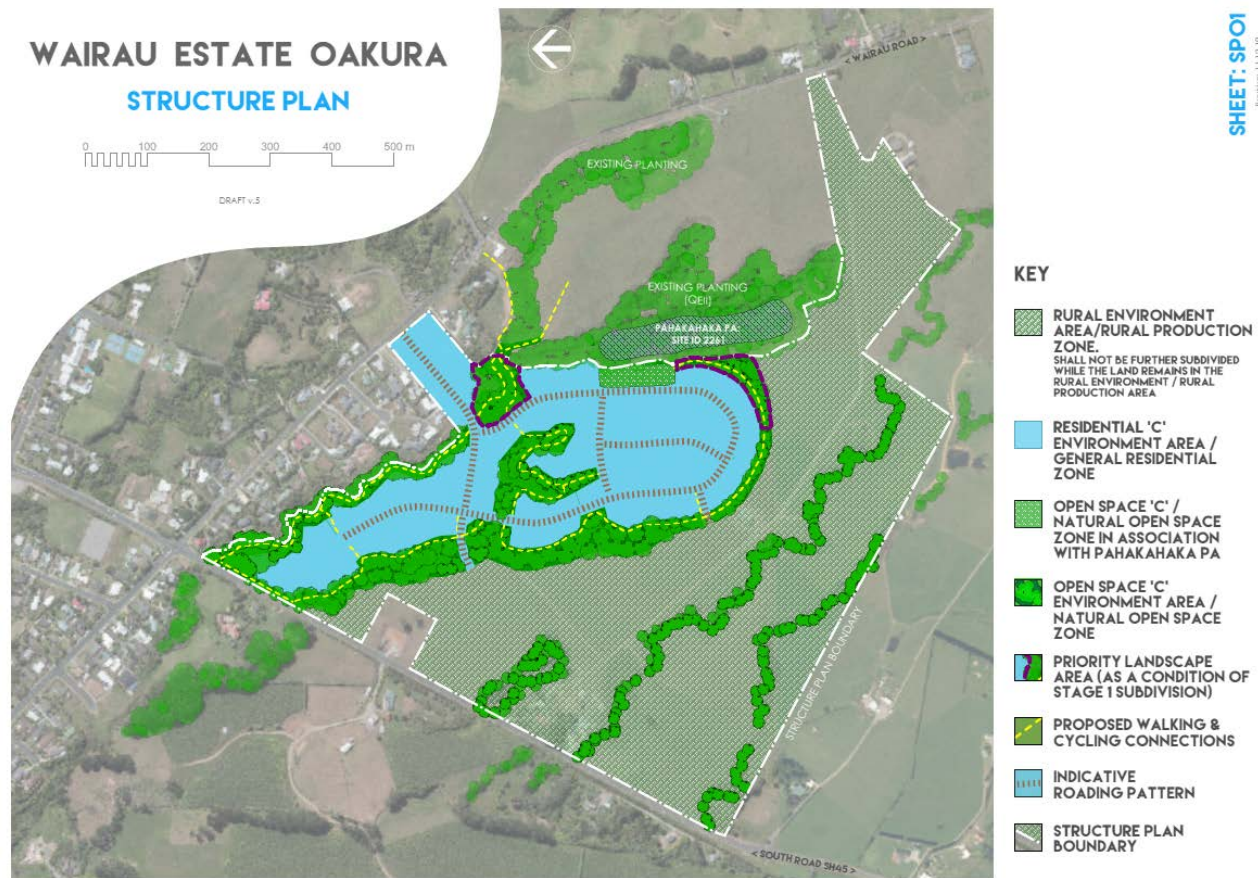
The provision for the subdivision and development of Lot 29 DP 497629 and Lot 3 DP 21111, located at Oakura is set out in the Wairau Estate Oakura Structure Plan as incorporated in this Appendix and as identified in the Wairau Estate Oakura Structure Plan Area on Planning Maps A60 and A61.

The Structure Plan and associated rules **Res93-Res102, OLxx-OLxx and Rur110** 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 8 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 9 MAPS E2 AND E3: MAPS

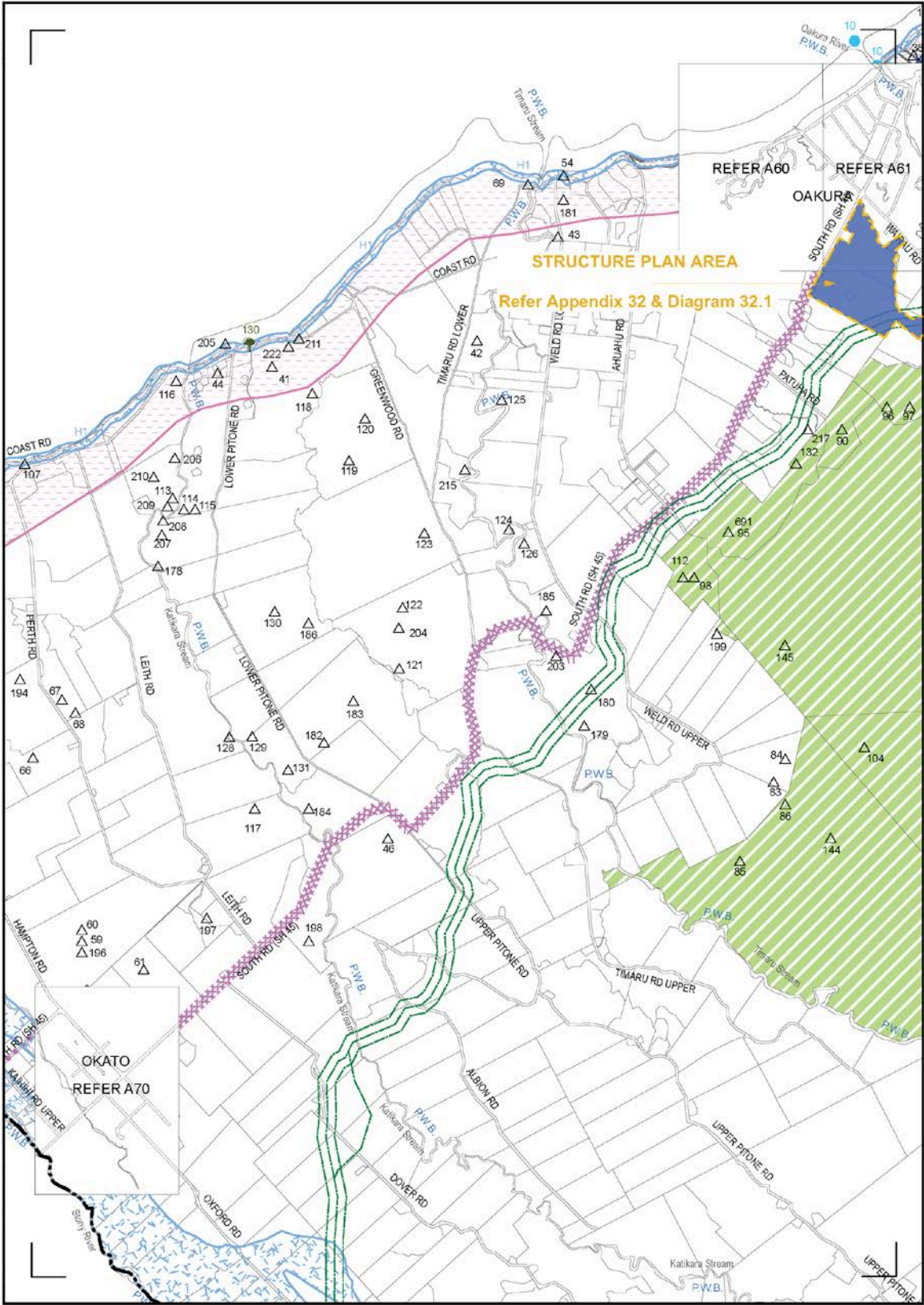
Amend the following Planning Maps as shown in Volume 3

Planning Maps E2 and E3: Rural

Plus consequential amendment – Notate Site ID 2261 on Map E3



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On any State Highway the Designation is to provide for the context of access to State Highways and all functions. Owners and operators of Transport Vessels in accordance with the Transport Act 1988.

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

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

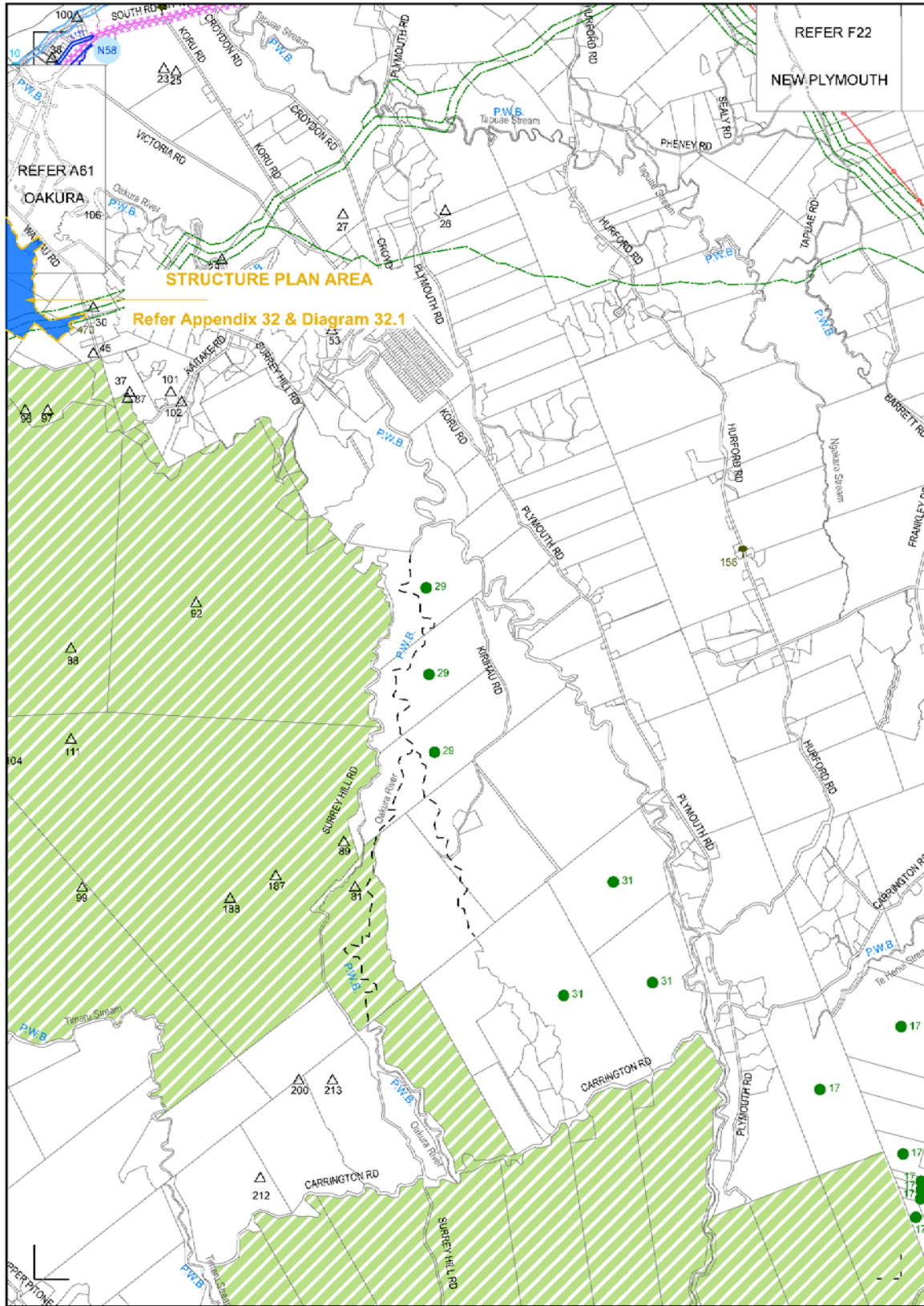


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		03
E1	E2	E3
F2	F3	

PLANNING MAP
E 2
RURAL





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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 1979

PLANNING MAP
E 3
RURAL

D3	D4
E2	E4
F2	F4

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

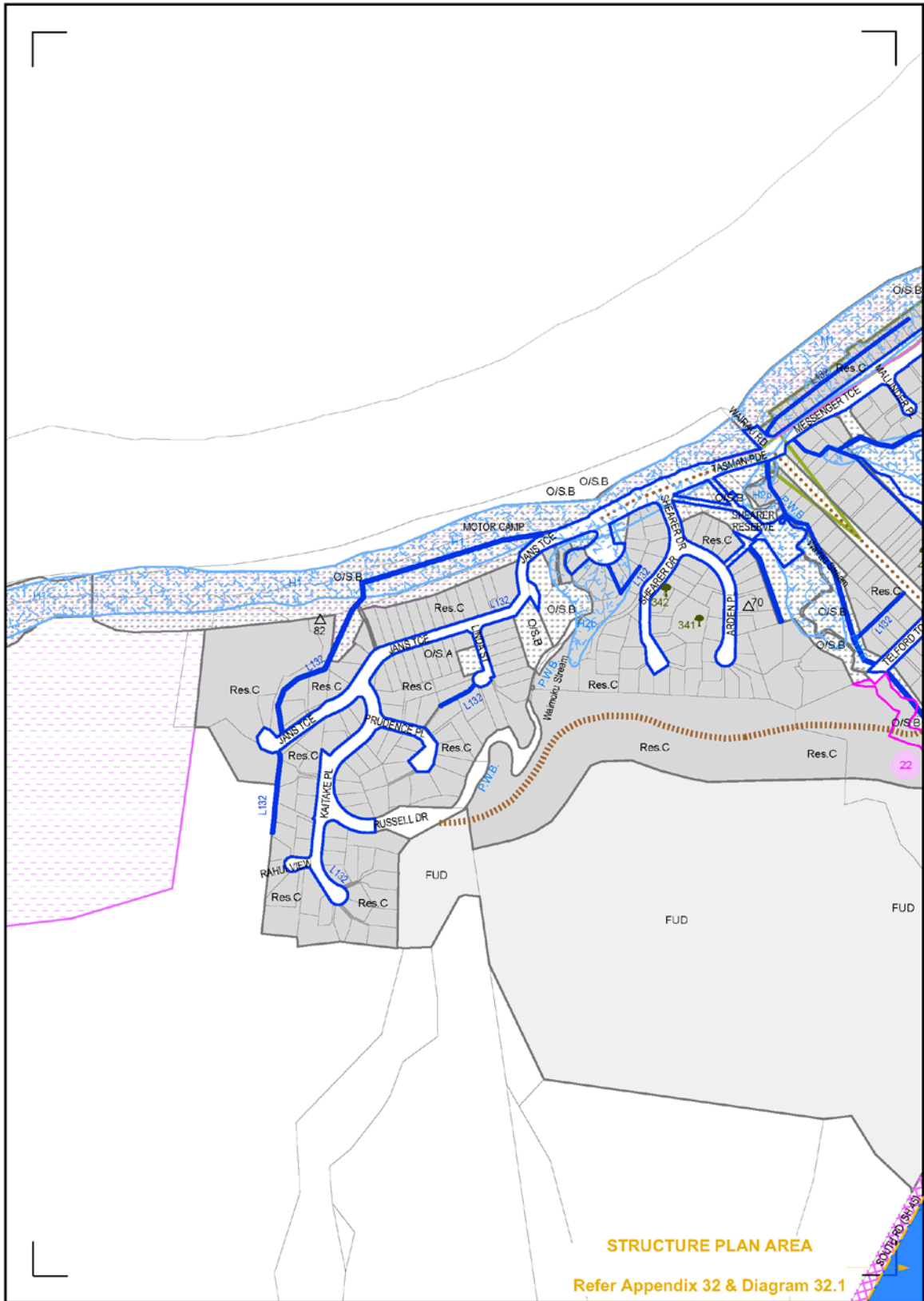


AMENDMENT 10 MAPS A60 AND A61: MAPS

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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Crown State Highway Use 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 1980

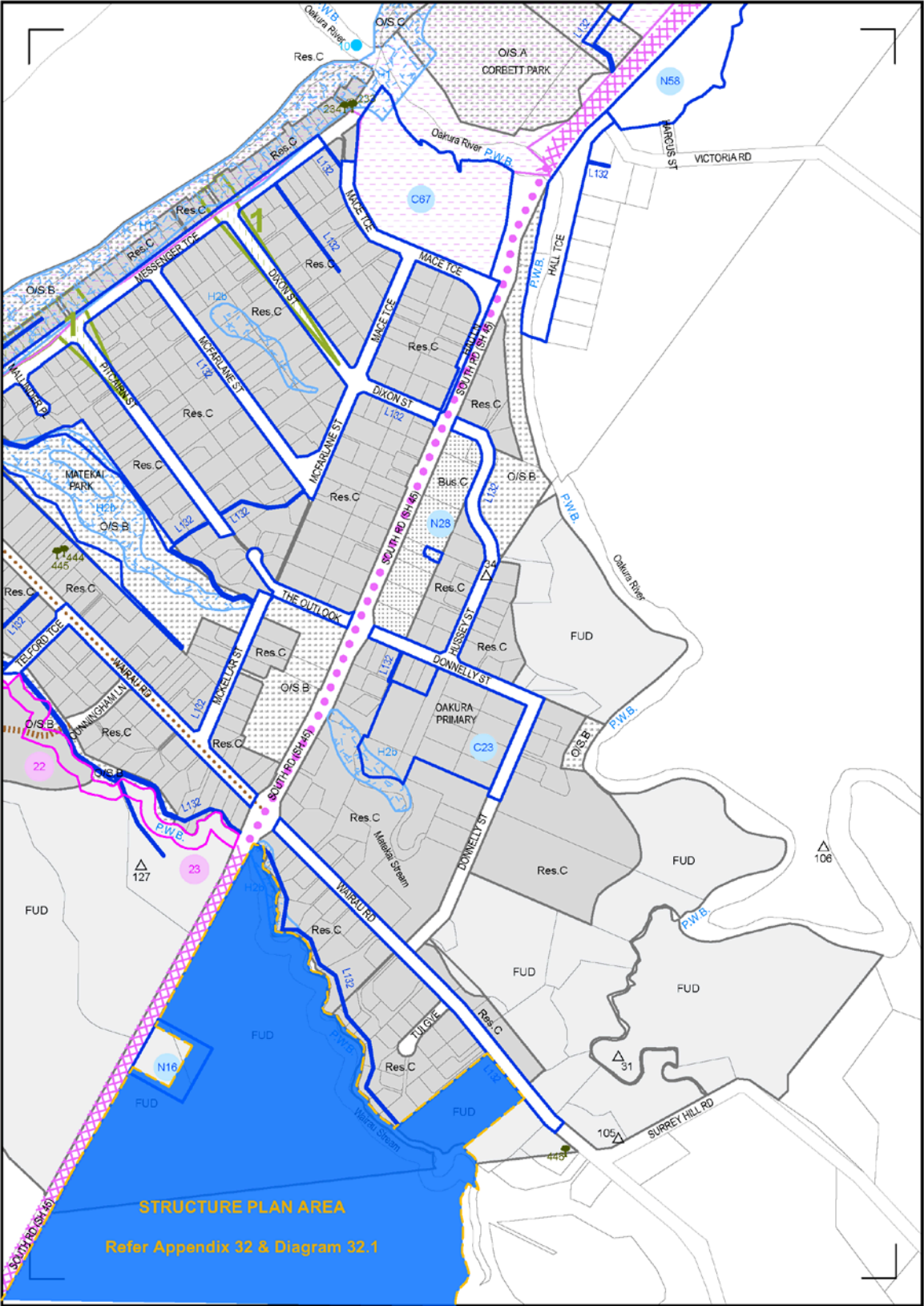
PLANNING MAP
A 60
OAKURA

A60 A61
E2

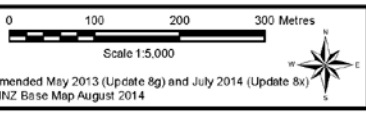
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0 100 200 300 Metres
Scale 1:5,000
Amended October 2013 (Update 8h & 8g) and July 2014 (Update 8x)
LINZ Base Map August 2014

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On any State Highway the Designation is to provide for the control of access to State Highways and all functions, powers and operations of the State Highway in accordance with the Transport (State Highway) Act 1999.



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D3
A60 A61
E2 E3

PLANNING MAP
A 61
OAKURA