

8.6.4 APPENDIX 4: STRUCTURE PLAN – PAEROA NORTH

PURPOSE

Information to come.

DESCRIPTION

(1) Stage 1

The land is located immediately to the north of Waimarei Avenue with a direct access off Norwood Road. The area is described as Lot 1 DP 2728.

(2) Stage 2

The area is between North View Estate and Stage 1 above. It has access from Northview Estates. It will link these 2 areas. It comprises a portion of PT Lot 2 DP 2728.

(3) Stage 3

Stage 3 is to the North of Stage 1 and to the west of SH 26. It currently has direct access to SH26, however these links would not be considered for residential development use.

All 3 stages consist of gently undulating land sloping to the north with an associated low area on the northern boundary and to the west for Stage 3. The area has pleasant rural views.

ACTIVITY STATUS AND RULES FOR SUBDIVISION

Refer to Sections 9.2.2 and 9.2.6.1.

INFRASTRUCTURE REQUIREMENTS

(4) Roading

The roading layout should be generally in accordance with the structure plan.

(5) Water

The subdivision is to be reticulated via the 100mm main in Norwood Road, from the 150mm main in Rata Lane and the 100mm / 150mm main on SH26. There is currently sufficient supply for all 3 stages.

(6) Wastewater

Stage 1 and 3 will require pumpstation(s) and a gravity reticulation. The number of pumpstations – 1 or 2 will be determined at the stage of detailed design. Stage 2 has access via gravity reticulation to the pumpstation in Rata Lane.

(7) Stormwater

All stages can be reticulated to the Council Land Drain system to the North of the area.

FINANCIAL CONTRIBUTIONS

All individual lots created will be subject to development contributions in accordance with the contribution amounts current at time of subdivision.

8.6.5 APPENDIX 5: STRUCTURE PLAN – OPUKEKO ROAD INDUSTRIAL

PURPOSE

Information to come.

DESCRIPTION

The land is located on the northern limits of the township of Paeroa immediately east of State Highway 2. It is bordered by Opukeko Road to the north and Coronation Street to the east. Access to this land is available from either the vacant Lot on the northern end of Coronation Street or along Opukeko Road. The area is known as Lots 1 and 2 DPS 84298, Pt Lot2 DPS 9721, Pt Hararahi DP 8425, Pt DP 9397, Lots 2-3 DP 344080, Lots 5 and 6 DP 344080, DP 8560, Lots 7, 8, 9 BLK VIII DP 7313, Lot 2 and Pt Lot1 DP 7313.

The land form is generally flat and slopes gently to a Council drain, running south to north, that connects with Opukeko Stream located further to the north. Parts of this land are low lying close to the Council drain and can be prone to superficial flooding and soft ground condition. In addition, part is underlain by a closed rubbish dump.

ACTIVITY STATUS AND RULES FOR SUBDIVISION

Refer to Sections 9.2.2 and 9.2.8.

INFRASTRUCTURE REQUIREMENTS

(1) Roading

The roading layout should be generally in accordance with the structure plan.

(2) Water

The subdivision is to be reticulated via the 100mm /150mm mains located on the western side of SH2 or a 100mm main in Coronation Street.

(3) Wastewater

Access to existing sewer lines is possible across Puke Road (SH 2) on the south western side of Pt Opatito. Existing sewer lines can be found in Opukeko Road as well. A new 150mm diameter gravity main will need to be installed to be able to connect to the existing main.

(4) Stormwater

There is an existing open channel on the southern boundary of the land which empties to a nearby stream. Storm water on the southern portion will need to be reticulated towards this channel.

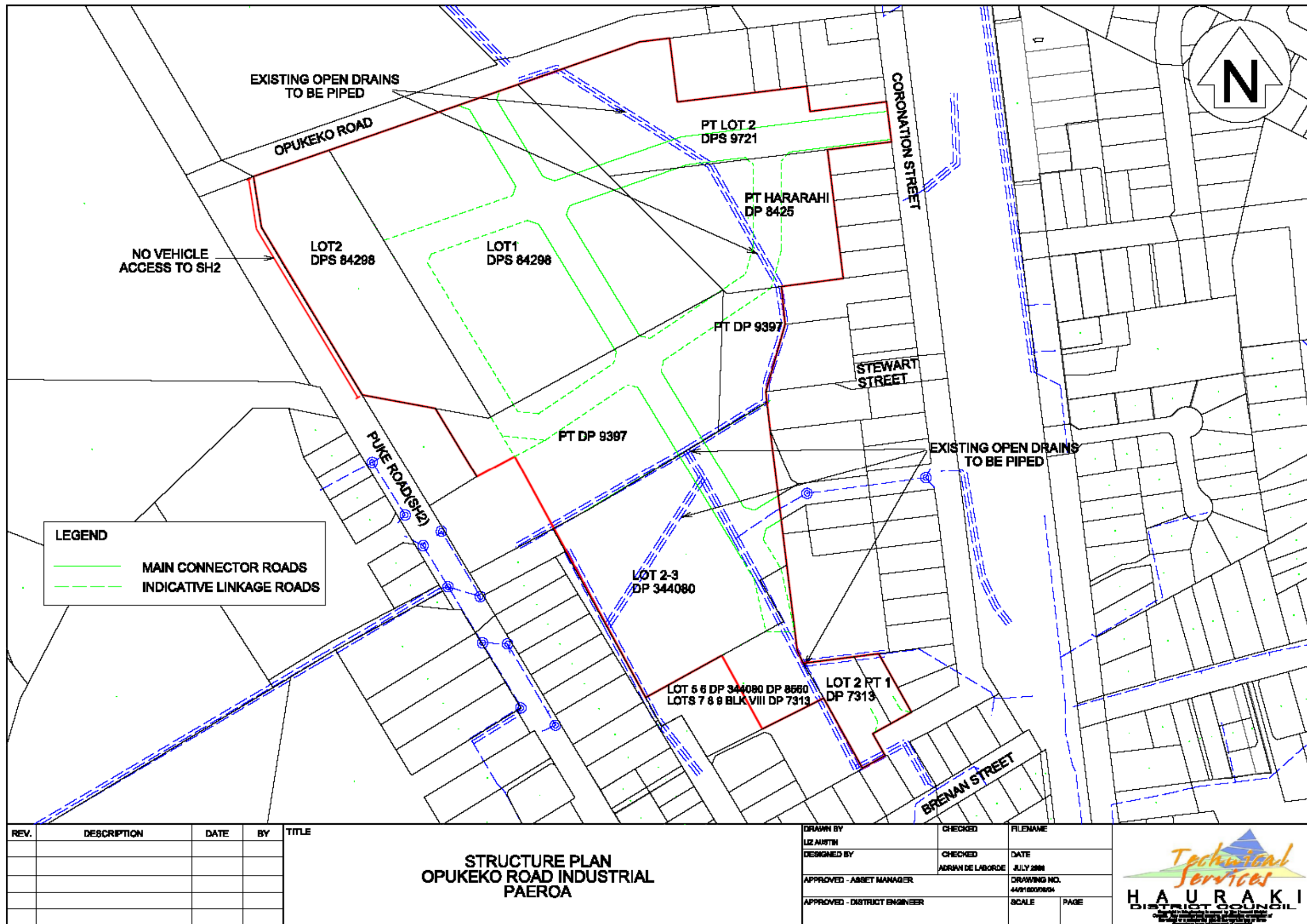
The open channel crossing Opukeko Road on the northern boundary can be developed to accommodate for storm water reticulation of the northern portion of the land.

Both drains shall be reticulated (piped) as part of the proposed development. All storm water within the structure plan area can be connected into this reticulation.

Structures will need to be installed to restrict industrial waste entering the storm water reticulation and water course.

FINANCIAL CONTRIBUTIONS

All individual lots created will be subject to development contributions in accordance with the contribution amounts current at time of subdivision.



LEGEND

- MAIN CONNECTOR ROADS
- - - - - INDICATIVE LINKAGE ROADS

REV.	DESCRIPTION	DATE	BY	TITLE

**STRUCTURE PLAN
OPUKEKO ROAD INDUSTRIAL
PAEROA**

DRAWN BY LIZ AUSTIN	CHECKED	FILENAME
DESIGNED BY	CHECKED ADRIAN DE LABORDE	DATE JULY 2009
APPROVED - ASSET MANAGER		DRAWING NO. 44/91800/08/4
APPROVED - DISTRICT ENGINEER		SCALE PAGE

