

8.6.7 APPENDIX 7: STRUCTURE PLAN – TURUA

PURPOSE

Information to come.

DESCRIPTION

Three Greenfield areas are covered by structure plans. Each of the three areas can be accessed from existing roads.

The northern section, Lots 34-55 60-69 DP 12596, can be accessed off Rata Street. This area has only one owner, simplifying future development.

The southern section, Lot 1 DPS 50908, can be accessed off Hauraki Road and has only one owner.

The middle section could be accessed from the south via Raratuna Street and from the north via Raupoiti Street and Te Angi Street. This area comprises of Lots 161-180, 138-155 DPS 12596 Pt sec 10 BLK III Waihou SD.

Rata Street, Oparia Road and Raratuna Street will have to be upgraded to accommodate the development, providing footpaths, kerbs and channels and street lighting.

The natural ground levels within the three areas are flat therefore there will be no requirement for significant cut and fill. The roadway layout will generally be a continuation of the existing grid pattern in Turua.

ACTIVITY STATUS AND RULES FOR SUBDIVISION

Refer to Section 9.2.2 and 9.2.6.1

INFRASTRUCTURE REQUIREMENTS

(1) Rooding

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

(2) Water

The 225mm main in Hauraki Road and the 100mm main in Raratuna Street. There is currently sufficient supply for all 3 areas.

(3) Wastewater

LOTS 34-55 60-69 DP 12596 BLKS XI off Rata Street. The southern part of this area can be connected directly to the existing sewer pipes that run parallel with the southern boundary. A new sewer will collect the sanitary flows from the northern part of this area and this sewer would ideally connect to existing sewer pipe 102182 via a new manhole on this line. Gravity flows within the new sewer can be achieved.

The sewer network for the middle area will be connected to existing manhole 102221 and sewer pipe 102178. Sewer pipe 102178 leads to existing pump station 104004. Gravity flows within the new sewer can be achieved.

Lot 1 DPS 50908 off Hauraki Road. The sewer network will be connected to existing manhole 102225 and sewer pipe 102191, which leads to existing pump station 104004. Gravity flows within the new sewer can be achieved.

All of the existing sewer pipes to be connected to are 150mm diameter and have the capacity for the additional flows that will be produced by the development of these areas.

(4) Stormwater

There are a number of open drains throughout the areas which can be utilised for storm water drainage.

All of these open drains will need piping or, if they are to remain, cleaning out before any additional storm water flows are discharged into them, and regular maintenance of these drains will be required.

FINANCIAL CONTRIBUTIONS

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



REV.	DESCRIPTION	DATE	BY	TITLE	DRAWN BY	CHECKED	FILENAME
				STRUCTURE PLAN TURUA	LIZ AUSTIN	A DE LABORDE	DATE JULY 2009
					DESIGNED BY		DRAWING NO. 44-31000-06/03
					APPROVED - ASSET MANAGER		SCALE 1:5000
					APPROVED - DISTRICT ENGINEER		PAGE

