

### 8.6.8 APPENDIX 8: STRUCTURE PLAN – NGATEA NORTH

#### PURPOSE

Information to come.

#### DESCRIPTION

This area is generally the extension of the Ngatea township in a northward direction. The area is accessible from an unformed road via Pipiroa Road to the west or from another unformed road via Mahana Road to the south.

The roading layout proposed on the structure plan allows for a multi staged development. The land within this development comprises three individual lots with Lot 3 DPS88526 being the majority of the land within this development. Lot 3 DP 362637 and Lot 2 DP 362637 are located in the southeast corner of this development with Lot 3 providing the Mahana Road connection to this area.

The stage 1 development is located on the southern boundary of Lot 3 DPS 88526 with stage 2 being an extension to stage 1 on the lower southwest boundary of Lot 3 DPS 88526. The internal access road from this area connecting with Mahana Road will be constructed at stage 1. There are numerous further staging options beyond stage 2, with development occurring as demand requires.

The land topography is flat and typical of the existing land contours over the Hauraki Plains. A minimum road crown level of 1.3m shall be adopted.

#### ACTIVITY STATUS AND RULES FOR SUBDIVISION

Refer to Section 9.2.2 and 9.2.6.1

#### INFRASTRUCTURE REQUIREMENTS

**(1) Rooding**

The natural ground is flat and suitable for roadway. The roading layout should be generally in accordance with the structure plan. A shared environment roadway design concept is proposed promoting the safe mixing of traffic with pedestrians.

**(2) Water**

Water supply can be reticulated either through the existing water-mains along Pipiroa Road or along Mahana Road.

**(3) Wastewater**

The sanitary sewer disposal for stages 1 and 2 can be reticulated into the existing public sewer. Sanitary sewer reticulation will require a pump station installation to service the requirement for stage 3 development and beyond.

**(4) Stormwater**

Council maintained open drains are located on the southern boundary of this area and midway within this development running south to north. These drains are part of the drainage network for Ngatea and have pumped outfalls into the Piako River. The stormwater from this area must be reticulated into these drains.

### **FINANCIAL CONTRIBUTIONS**

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

