

8.6.7 APPENDIX 6: STRUCTURE PLAN – WAIHI EAST (RESIDENTIAL)

8.6.7.1 DESCRIPTION

(1) This structure plan applies to the Residential zoned land contained within Lots 1 & 2 DP 381969, Lot 3 DPS 54708, Pt Lot 3 DPS 33510, Lot 2 DPS 33510, Lot 1 DPS 59309 and part of Lot 7 DPS 33511 being an area of 15.61, plus approximately 1.70 hectares on the eastern side of Waihi, to the north of Maitaha Road and east of Smith Street.

(2) The area is to be developed for residential purposes having regard to the following infrastructure requirements:

(a) Access

The roading and pedestrian/cycle layout as shown in the structure plan ensures that the most suitable access connections to the existing roading network, internal circulation and access connections are provided that allow for multimodal forms of transport as well as potential access to natural features (eg Ohinemuri River).

(b) Water

The area is to be reticulated from the 100mm mains on Smith Street, Wenlock Street and/or Maitaha Road with trunk mains of a sufficient size being installed, located so as to service the entire area. The design for each individual development or subdivision is to implement this by providing for the reticulation of the whole structure plan area in a comprehensive and efficient manner, minimising the number of water mains and maximising the use of existing water infrastructure.

(c) Wastewater

The area is to be reticulated for sewage disposal, with trunk mains at a sufficient size being installed, located so as to serve the entire areas and link appropriately to the existing reticulation. The design for each individual development or subdivision is to implement this by providing for the servicing of the whole structure plan area in a comprehensive and efficient manner, minimising the number of main sewers, rising mains and pump stations required and including appropriate linkages to the existing reticulation.

(d) Stormwater

The area is to be reticulated for stormwater disposal, with the installation of the trunk mains of a sufficient size, located so as to serve the entire area. The design for each individual development or subdivision is to implement this by providing for the servicing of the whole structure plan area in a comprehensive and efficient manner, minimising the number of stormwater mains required, utilising the natural water courses through, and adjacent to the area, to discharge to and provide retention of peak flows.

8.6.7.2 ISSUES

(1) Land suitable for residential development in Waihi is constrained by a number of geographic features (eg Ohinemuri River) and known mineral resources. Accordingly, the land that is

available for residential development needs to be used wisely. In addition, residential land development needs to be undertaken giving effect to good quality urban design principles.

- (2) Unplanned development of this Greenfield area could result in:
- (a) Inefficiencies in the provision of infrastructure and longer term operation and maintenance costs; and
 - (b) Access provisions for all modes of transport giving poor connectivity and linkages to the existing residential area and the road network and poor traffic flows through the new residential area.

8.6.7.3 PURPOSE

- (1) The structure plan seeks to ensure that this residential area is developed in a well planned and comprehensive manner having regard to:-
- (a) Quality urban design principles;
 - (b) Multimodal transportation links;
 - (c) Infrastructure; and
 - (d) Efficient use of residential land

8.6.7.4 OBJECTIVES

- (1) Provide a safe, useable and attractive residential environment.
- (2) Cost efficient and effective infrastructure provided.

8.6.7.5 POLICIES

- (1) Good quality urban design principles for residential development implemented.
- (2) Residential development infrastructure undertaken in an integrated and strategic manner to give effect to Objective 8.6.6.4(2).

8.6.7.6 ACTIVITY STATUS AND RULES FOR SUBDIVISION

- (1) *Subdivision* of land within Lots 1 & 2 DP 381969, Lot 3 DPS 54708, Pt Lot 3 DPS 33510, Lot 2 DPS 33510, Lot 1 DPS 59309 and part of Lot 7 DPS 33511 in accordance with the provisions of the Waihi East (Residential) Structure Plan shall be a *Controlled Activity*, provided that it also complies with:
- (a) *Subdivision rules* in Section 9.0;
 - (b) Specific and District Wide provisions in Section 7.0; and
 - (c) District Wide Performance Standards in Section 8.0.

- (2) *Subdivision* of Lots 1 & 2 DP 381969, Lot 3 DPS 54708, Pt Lot 3 DPS 33510, Lot 2 DPS 33510, Lot 1 DPS 59309 and part of Lot 7 DPS 33511 not in accordance with Rules 8.6.7.6 (1) (a), (b) or (c) shall have the same activity status as that specified in either Section 7.0, 8.0 or 9.0
- (3) *Subdivision* of Lots 1 & 2 DP 381969, Lot 3 DPS 54708, Pt Lot 3 DPS 33510, Lot 2 DPS 33510, Lot 1 DPS 59309 and part of Lot 7 DPS 33511 not in accordance with the details of the Structure Plan shall be a *Discretionary Activity*.

8.6.7.7 ACTIVITY STATUS AND RULES FOR DEVELOPMENT

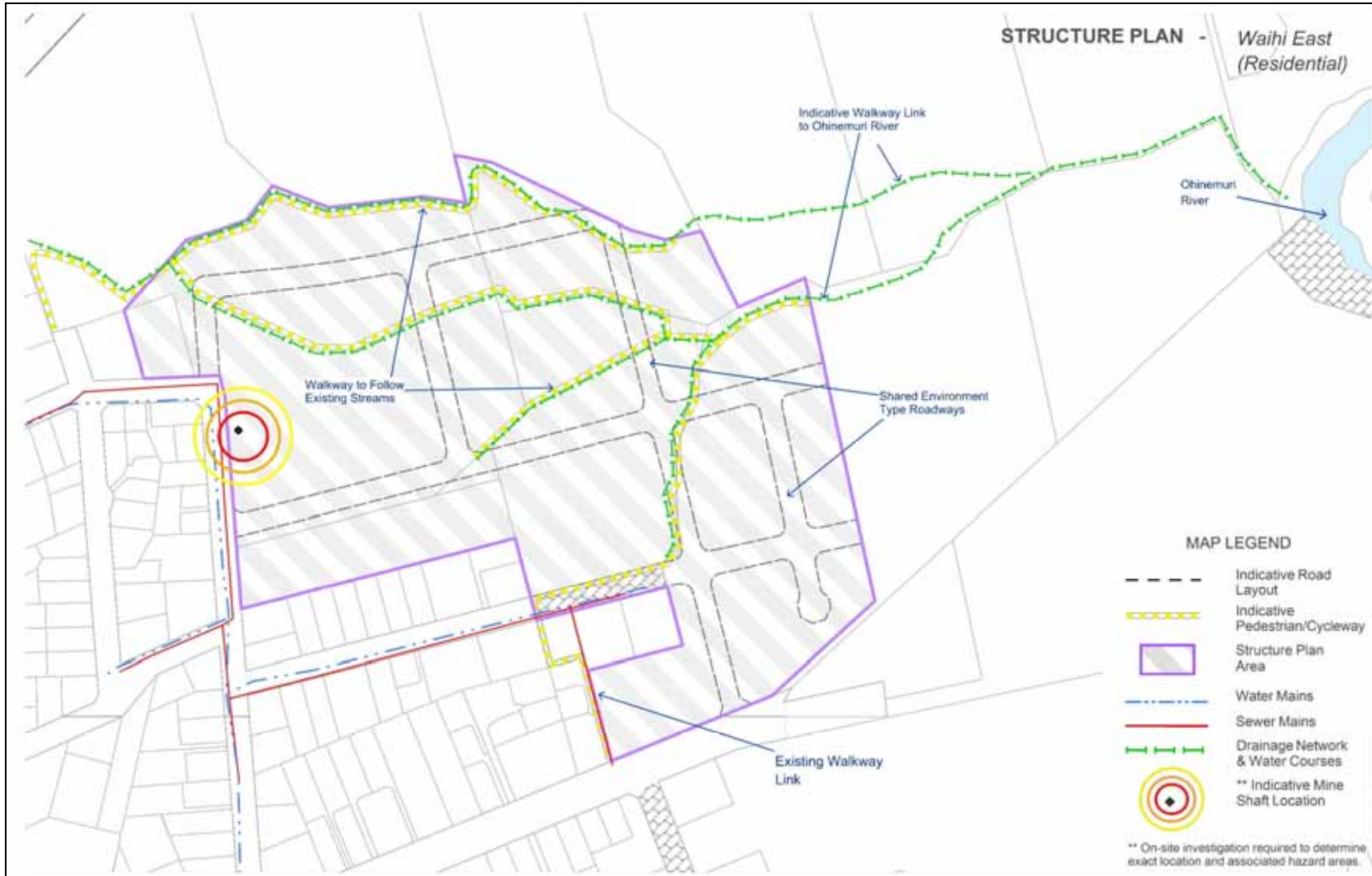
- (1) Any activity listed as a *Permitted Activity* in Rule 5.7.4.1 Residential Zone is a *Permitted Activity* in the Waihi East (Residential) Structure Plan area, provided that the development:
- (a) Is in accordance with and within land that has been subdivided under the provisions of Rule 8.6.7.6 and *Certificates of Title* have been issued;
 - (b) Complies with the Zone Development Standards specified in Rule 5.7.5;
 - (c) Complies with the Activity Specific Standards specified in Rule 5.7.6;
 - (d) Complies with the Conservation and Heritage provisions in Section 6.0;
 - (e) Complies with the Specific and District Wide provisions in Section 7.0; and
 - (f) Complies with the District Wide Performance Standards in Section 8.0.
- (2) Any activity listed as a *Controlled Activity* in Rule 5.7.4.2 Residential Zone is a *Controlled Activity* in the Waihi East (Residential) Structure Plan area, provided that the development:
- (a) Is in accordance with and within land that has been subdivided under the provisions of Rule 8.6.7.6 and *Certificates of Title* have been issued;
 - (b) Complies with the Zone Development Standards specified in Rule 5.7.5;
 - (c) Complies with the Activity Specific Standards specified in Rule 5.7.6;
 - (d) Complies with the Conservation and Heritage provisions in Section 6.0;
 - (e) Complies with the Specific and District Wide provisions in Section 7.0; and
 - (f) Complies with the District Wide Performance Standards in Section 8.0.
- Conditions* may be imposed in relation to the matters over which control has been reserved as specified in Rule 5.7.4.2 and the following:
- (g) Whether the development assists in the implementation of integrated infrastructure to serve the whole Waihi East (Residential) Structure Plan area.
- (3) Any activity listed as a *Restricted Discretionary Activity* in Rule 5.7.4.3 Residential Zone is a *Restricted Discretionary Activity* in the Waihi East (Residential) Structure Plan area, provided that the development:
- (a) Is in accordance with and within land that has been subdivided under the provisions of Rule 8.6.7.6 and *Certificates of Title* have been issued;
 - (b) Complies with the *Restricted Discretionary Zone* Development Standards specified in Rule 5.7.5;

- (c) Complies with the Activity Specific Standards specified in Rule 5.7.6;
- (d) Complies with the Conservation and Heritage provisions in Section 6.0;
- (e) Complies with the Specific and District Wide provisions in Section 7.0; and
- (f) Complies with the District Wide Performance Standards in Section 8.0.

Conditions may be imposed in relation to the matters over which the *Council* has exercised its discretion as set out in Rule 5.7.4.3

- (4) The following are a *Discretionary Activity* in the Waihi East (Residential) Structure Plan area:
 - (a) Any *permitted, controlled or restricted discretionary activity* listed in Rules 8.6.7.7 (1) – (3) that is located on land that has not been subdivided under the provisions of Rule 8.6.7.6 and/or *Certificates of Title* have not been issued;
 - (b) Any *Discretionary Activity* listed in Rule 5.7.4.4 Residential Zone.
- (5) The following are a *Non Complying Activity* in the Waihi East (Residential) Structure Plan area:
 - (a) Any *Non Complying Activity* listed in Rule 5.7.4.5 Residential Zone.
- (6) The following are a *Prohibited Activity* in the Waihi East (Residential) Structure Plan area:
 - (a) Any *Prohibited Activity* listed in Rule 5.7.4.6 Residential Zone.

8.6.7.8 STRUCTURE PLAN MAP – WAIHI EAST (RESIDENTIAL) (147.33)(161.5)



8.6.8 APPENDIX 7: STRUCTURE PLAN – TURUA (RESIDENTIAL)

8.6.8.1 DESCRIPTION

- (1) This structure plan applies to the Residential zoned land contained within three separate areas, generally along the western side of Turua, as follows:-

Area A - Between Rata Street and Piako Road – Lots 34-55 and 60-69 DP 12596. (12.54 hectares) Lots 14 – 18, 197 – 202 and 248 – 255 DP 16374

Area B - North of Raratuna Street – Lots 161-180, 138-155 DPS 12596 and Pt Sec 10 Block III Waihou SD. (5.92 hectares)

Area C - South of Raratuna Street – Lot 1 DPS 50908 (2.02 hectares)

- (2) The areas are to be developed for residential purposes having regard to the following infrastructure requirements:

(a) Access

The roading and pedestrian/cycle layout as shown in the structure plan for each of Areas A, B and C, ensures that the most suitable access connections to the existing roading network, internal circulation and access connections are provided that allows for multimodal forms of transport.

(b) Water

Area A is to be reticulated from the 225mm main on Hauraki Road and Areas B and C from the 100mm main in Raratuna Street with trunk mains of a sufficient size being installed, located so as to serve the whole of each area. The design for each of Areas A, B and C and for each individual development or subdivision is to implement this by providing for the reticulation of the whole structure plan area in a comprehensive and efficient manner, minimising the number of water mains and maximising the use of existing water infrastructure.

(c) Wastewater

Areas A, B and C are to be reticulated for sewage disposal with trunk mains of a sufficient size being installed, located so as to serve the whole of each area.

Area A is to be reticulated from the existing sewer main near its southern boundary (southern part) and a new main is to be laid to serve the northern part, connecting to existing Sewer Main 102182 via a new manhole.

Area B is to be reticulated via a new main to be connected to existing Manhole 102221.

Area C is to be reticulated via a new main to be connected to existing Manhole 102225.

The design for each individual development or subdivision is to implement this by providing for the servicing of the whole structure plan area in a comprehensive and efficient manner, minimising the number of main sewers, rising mains and pump stations required and including appropriate linkages to the existing reticulation.

(d) Stormwater

Areas A, B and C are to be reticulated for stormwater disposal by the piping of all open drains and installation of trunk mains of a sufficient size, located so as to serve the whole of each area.

The design for each individual development or subdivision is to be such as to readily provide for the servicing of the whole structure plan area in a comprehensive and efficient manner.

8.6.8.2 ISSUES

- (1)** To provide depth to Turua and avoid ribbon development along Hauraki Road, growth needs to be directed to the west. However the low lying nature of the surrounding land and the high quality of the soils for productive purposes constrains the area available for residential development. Accordingly, the undeveloped land within the general confines of the town needs to be used wisely. In addition, residential land development needs to be undertaken giving effect to good quality urban design principles.
- (2)** Unplanned development of this Greenfield area could result in:
 - (a)** Inefficiencies in the provision of infrastructure and longer term operation and maintenance costs; and
 - (b)** Access provisions for all modes of transport giving poor connectivity and linkages to the existing residential area, recreation reserve and the road network and poor traffic flows through the new residential area.

8.6.8.3 PURPOSE

- (1)** The structure plan seeks to ensure that these residential areas are developed in a well planned and comprehensive manner having regard to:-
 - (a)** Good quality urban design principles;
 - (b)** Transportation links;
 - (c)** Infrastructure; and
 - (d)** Efficient use of residential land

8.6.8.4 OBJECTIVES

- (1)** Provide a safe, useable and attractive residential environment.
- (2)** Cost efficient and effective infrastructure provided.

8.6.8.5 POLICIES

- (1) Good quality urban design principles for residential development implemented.
- (2) Residential development infrastructure undertaken in an integrated and strategic manner to give effect to Objective 8.6.8.4(2).

8.6.8.6 ACTIVITY STATUS AND RULES FOR SUBDIVISION

- (1) *Subdivision* of Areas A, B and C in accordance with the provisions of the Turua (Residential) Structure Plan shall be a *Controlled Activity*, provided that it also complies with:
 - (a) *Subdivision rules* in Section 9.0;
 - (b) Specific and District Wide provisions in Section 7.0; and
 - (c) District Wide Performance Standards in Section 8.0.
- (2) *Subdivision* of Areas A, B and C not in accordance with Rules 8.6.8.6 (1) (a), (b) or (c) shall have the same activity status as that specified in either Section 7.0, 8.0 or 9.0
- (3) *Subdivision* of Areas A, B and C not in accordance with the details of the Structure Plan shall be a *Discretionary Activity*.

8.6.8.7 ACTIVITY STATUS AND RULES FOR DEVELOPMENT

- (1) Any activity listed as a *Permitted Activity* in Rule 5.7.4.1 Residential Zone is a *Permitted Activity* in the Turua (Residential) Structure Plan area, provided that the development:
 - (a) Is in accordance with and within land that has been subdivided under the provisions of Rule 8.6.8.6 and *Certificates of Title* have been issued;
 - (b) Complies with the Zone Development Standards specified in Rule 5.7.5;
 - (c) Complies with the Activity Specific Standards specified in Rule 5.7.6;
 - (d) Complies with the Conservation and Heritage provisions in Section 6.0;
 - (e) Complies with the Specific and District Wide provisions in Section 7.0; and
 - (f) Complies with the District Wide Performance Standards in Section 8.0.
- (2) Any activity listed as a *Controlled Activity* in Rule 5.7.4.2 Residential Zone is a *Controlled Activity* in the Turua (Residential) Structure Plan area, provided that the development:
 - (a) Is in accordance with and within land that has been subdivided under the provisions of Rule 8.6.8.6 and *Certificates of Title* have been issued;
 - (b) Complies with the Zone Development Standards specified in Rule 5.7.5;
 - (c) Complies with the Activity Specific Standards specified in Rule 5.7.6;
 - (d) Complies with the Conservation and Heritage provisions in Section 6.0;
 - (e) Complies with the Specific and District Wide provisions in Section 7.0; and
 - (f) Complies with the District Wide Performance Standards in Section 8.0.

Conditions may be imposed in relation to the matters over which control has been reserved as specified in Rule 5.7.4.2 and the following:

- (g) Whether the development assists in the implementation of integrated infrastructure to serve the whole Turua (Residential) Structure Plan area.
- (3) Any activity listed as a *Restricted Discretionary Activity* in Rule 5.7.4.3 Residential Zone is a *Restricted Discretionary Activity* in the Turua (Residential) Structure Plan area, provided that the development:
- (a) Is in accordance with and within land that has been subdivided under the provisions of Rule 8.6.8.6 and *Certificates of Title* have been issued;
 - (b) Complies with the *Restricted Discretionary Zone* Development Standards specified in Rule 5.7.5;
 - (c) Complies with the Activity Specific Standards specified in Rule 5.7.6; and
 - (d) Complies with the Conservation and Heritage provisions in Section 6.0; and
 - (e) Complies with the Specific and District Wide provisions in Section 7.0; and
 - (f) Complies with the District Wide Performance Standards in Section 8.0.
- (4) The following are a *Discretionary Activity* in the Turua (Residential) Structure Plan area:
- (a) Any *permitted, controlled* or *restricted discretionary* activity listed in Rules 8.6.8.7 (1) – (3) that is located on land that has not been subdivided under the provisions of Rule 8.6.8.6 and/or *Certificates of Title* have not been issued;
 - (b) Any *Discretionary Activity* listed in Rule 5.7.4.4 Residential Zone.
- (5) The following are a *Non Complying Activity* in the Turua (Residential) Structure Plan area:
- (a) Any *Non Complying Activity* listed in Rule 5.7.4.5 Residential Zone.
- (6) The following are a *Prohibited Activity* in the Turua (Residential) Structure Plan area:
- (a) Any *Prohibited Activity* listed in Rule 5.7.4.6 Residential Zone.

8.6.8.8 STRUCTURE PLAN MAP – TURUA (RESIDENTIAL) (36.15)(147.34)

