

8.6.9 APPENDIX 8: STRUCTURE PLAN – NGATEA NORTH (RESIDENTIAL)

8.6.9.1 DESCRIPTION

- (1) This structure plan applies to the Residential zoned land contained within Lots 1-3 DPS 88526, Lot 1 DP 362637, and part of Lot 2 DP 362637 being an area of 21.47hectares on the northern side of Ngatea, to the east of Pipiroa Road and north of Mahana Road.
- (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 to allow for multimodal forms of transport.

(b) Water

The area is to be reticulated from the existing water mains on Pipiroa Road and/or Mahana Road with trunk mains of a sufficient size being installed, located so as to serve 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 of a sufficient size being installed, located so as to serve the entire area, and link appropriately to the required pump station and 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 piping of existing open drains (other than the Paul Leonard drain), and installation of 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. Lots 1 - 2 DPS88526 and the area of Lot 3 DPS 88526 adjacent to Lot 2 DPS 88526 are to be reticulated to the Council Land Drainage System to the north of the area. The balance area of Lot 3 DPS 88526 and Lots 1 and 2 DP 362637is to be reticulated to the Paul Leonard drain along the Area's southern boundary.

8.6.9.2 ISSUES

- (1) Land suitable for residential development in Ngatea is constrained by the Piako River to the east and the low lying nature of the land. 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.

8.6.9.3 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

8.6.9.4 OBJECTIVES

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

8.6.9.5 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 8.6.9.4(2).

8.6.9.6 ACTIVITY STATUS AND RULES FOR SUBDIVISION

- (1) *Subdivision* of land within Lots 1-3 DPS 88526, Lot 1 DP 362637, and part of Lot 2 DP 362637 in accordance with the provisions of the Ngatea North (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 land within Lots 1-3 DPS 88526, Lot 1 DP 362637, and part of Lot 2 DP 362637 not in accordance with Rules 8.6.9.6 (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 land within Lots 1-3 DPS 88526, Lot 1 DP 362637, and part of Lot 2 DP 362637 not in accordance the details of the structure plan shall be a *Discretionary Activity*.

8.6.9.7 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 Ngatea North (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 8.6.9.6 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 Ngatea North (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 8.6.9.6 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 Ngatea North (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 8.6.9.6 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.

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 Ngatea North (Residential) Structure Plan area:

(a) Any *permitted, controlled or restricted discretionary activity* listed in Rules 8.6.9.7 (1) – (3) that is located on land that has not been subdivided under the provisions of Rule 8.6.9.6 and/or *Certificates of Title* have not been issued;

(b) Any *Discretionary Activity* listed in Rule 5.7.4.4 Residential Zone.

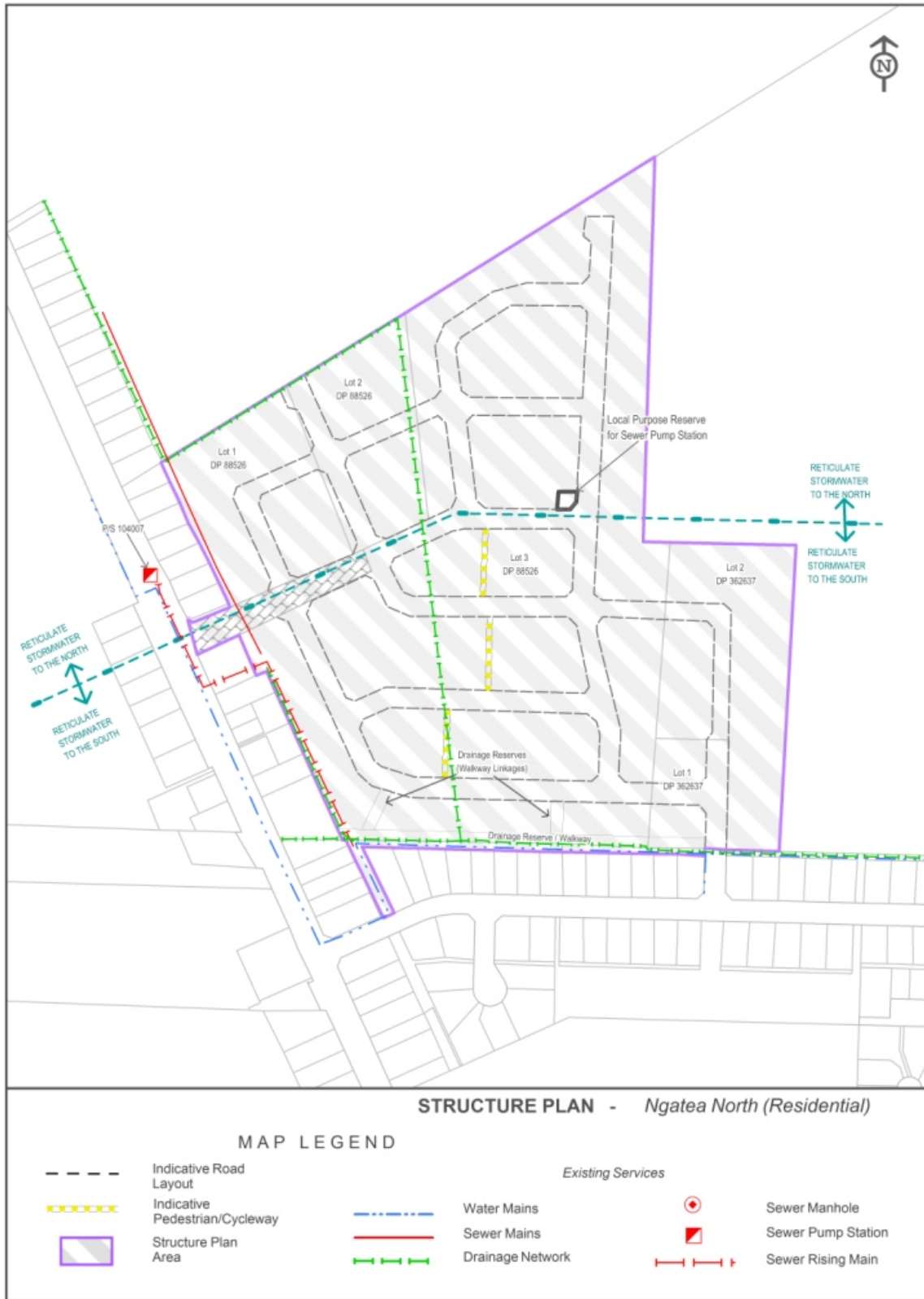
(5) The following are a *Non Complying Activity* in the Ngatea North (Residential) Structure Plan area:

(a) Any *Non Complying Activity* listed in Rule 5.7.4.5 Residential Zone.

(6) The following are a *Prohibited Activity* in the Ngatea North (Residential) Structure Plan area:

(a) Any *Prohibited Activity* listed in Rule 5.7.4.6 Residential Zone.

8.6.9.8 STRUCTURE PLAN MAP – NGATEA NORTH (RESIDENTIAL) (147.35)



8.6.10 APPENDIX 9: STRUCTURE PLAN – WAIKINO (LOW DENSITY RESIDENTIAL) (73.1)(75.1)

8.6.10.1 DESCRIPTION

(1) This structure plan applies to the Low Density Residential zoned land contained within Lot 7 DPS 56403, and part of Lot 1 DPS 75115 being an area of 10.14 hectares on the northern side of Waikino, to the north of Poland Street and Old Waitekauri Road.

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

(a) Access

The roading, cycleway and pedestrian 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.

(b) Water

The area is to be reticulated from the 100mm main on Old Waitekauri Road with trunk mains of a sufficient size being installed, located so as to serve 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.

NOTE: Reticulated wastewater and stormwater systems are not available. Development of each individual lot will need to include on site systems to dispose of wastewater and stormwater in accordance with requirements of the Waikato Regional Plan and the Building Act 2004.

8.6.10.2 ISSUES

(1) Waikino has developed as a “semi rural” village with its own “special” amenity characteristics within the constraints to growth that apply and which residents want to retain both within the existing urban area and the new growth area. The amenity characteristics applying to Waikino are reflected in the objectives, policies and rules in the Low Density Residential Zone and the Waikino specific provisions of the Hauraki Engineering Manual 2010, Version 1. The land development needs to be undertaken giving effect to good quality urban design principles, while retaining and enforcing the special character.

(2) Unplanned development of this Greenfield area could result in:

(a) A departure from the special character of the village; and

(b) Inefficiencies in the provision of infrastructure and long term operation and maintenance costs; and

(c) 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.

- (d) The creation of unsafe road access points.

8.6.10.3 PURPOSE

- (1) The structure plan seeks to ensure that this low density residential area is developed in a well planned and comprehensive manner having regard to:-
 - (a) Quality urban design principles;
 - (b) The “special” amenity character of Waikino; and
 - (c) Transportation links; and
 - (d) Infrastructure.

8.6.10.4 OBJECTIVES

- (1) Provide a safe, useable and attractive low density residential environment.
- (2) Development in keeping with and reinforcing the “special” amenity characteristics of Waikino.
- (3) Cost efficient and effective infrastructure provided.

8.6.10.5 POLICIES

- (1) Good urban design principles for low density residential development implemented.
- (2) Low density character replicated within each subdivision area.
- (3) Low density residential development infrastructure undertaken in an integrated and strategic manner to give effect to Objective 8.6.10.4(3).

8.6.10.6 ACTIVITY STATUS AND RULES FOR SUBDIVISION

- (1) *Subdivision* of Lot 7 DPS 56403 and part of Lot 1 DPS 75115 in accordance with the provisions of the Waikino (Low Density Residential) Structure Plan shall be a *Controlled Activity*, provided that it also complies with: (168.226)
 - (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 Lot 7 DPS 56403, and part of Lot 1 DPS 75115 not in accordance with the details of the Structure Plan shall be a *Discretionary Activity*. (168.227)
- (3) *Subdivision* of Lot 7 DPS 56403, and part of Lot 1 DPS 75115 not in accordance with Rules 8.6.10.6 (1)(a), (b) or (c) shall have the same activity status as that specified in either sections 7.0, 8.0 or 9.0.

8.6.10.7 ACTIVITY STATUS AND RULES FOR DEVELOPMENT

- (1) Any activity listed as a *Permitted Activity* in Rule 5.8.4.1 Low Density Residential Zone is a *Permitted Activity* in the Waikino (Low Density 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 8.6.10.6 and *Certificates of Title* have been issued;
 - (b) Complies with the Zone Development Standards specified in Rule 5.8.5;
 - (c) Complies with the Activity Specific Standards specified in Rule 5.8.6;
 - (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* listed in Rule 5.8.4.2 Low Density Residential Zone is a *Controlled Activity* in the Waikino (Low Density 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 8.6.10.6 and *Certificates of Title* have been issued;
 - (b) Complies with the Zone Development Standards specified in Rule 5.8.5;
 - (c) Complies with the Activity Specific Standards specified in Rule 5.8.6;
 - (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 5.8.4.2 and the following:
- (g) Whether the development assists in the implementation of integrated infrastructure to serve the whole Waikino (Low Density Residential) Structure Plan area.
- (3) Any activity listed as a *Restricted Discretionary Activity* in Rule 5.8.4.3 Low Density Residential Zone is a *Restricted Discretionary Activity* in the Waikino (Low Density 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 8.6.10.6 and *Certificates of Title* have been issued;
 - (b) Complies with the *Restricted Discretionary Zone* Development Standards specified in Rule 5.8.5;
 - (c) Complies with the Activity Specific Standards specified in Rule 5.8.6; 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.

Conditions may be imposed in relation to the matters over which the *Council* has exercised its discretion as set out in Rule 5.8.4.3

(4) The following are a *Discretionary Activity* in the Waikino (Low Density Residential) Structure Plan area:

(a) Any *permitted, controlled or restricted discretionary activity* listed in Rules 8.6.10.7 (1) – (3) that is located on land that has not been subdivided under the provisions of Rule 8.6.10.6 and/or *Certificates of Title* have not been issued;

(b) Any *Discretionary Activity* listed in Rule 5.8.4.4 Low Density Residential Zone.

(5) The following are a *Non Complying Activity* in the Waikino (Low Density Residential) Structure Plan area:

(a) Any *Non Complying Activity* listed in Rule 5.8.4.5 Low Density Residential Zone;

(b) Development of Lot 7 DPS 56403, and part Lot 1 DPS 75115 in excess of the maximum number of *dwellings* for areas A and B. (168.228)

(6) The following are a *Prohibited Activity* in the Waikino (Low Density Residential) Structure Plan area:

(a) Any *Prohibited Activity* listed in Rule 5.8.4.6 Low Density Residential Zone.

8.6.10.8 STRUCTURE PLAN MAP – WAIKINO (LOW DENSITY RESIDENTIAL) (119.1)(119.2)(119.4)(73.1)(147.36)

