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| 54.17 KINGSEAT VILLAGE STRUCTURE PLAN AREA |
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The Kingseat Village Structure Plan Area includes land to the east of Clark's Creek, and is identified as the Kingseat Village Structure Plan Study Area on Map 105E of the District Plan.

54.17.1 OBJECTIVE

1. To achieve integrated and managed development in the Kingseat Structure Plan Study Area which:
 - a) accommodates its share of the District's projected population growth;
 - b) maintains a compact and contained village form;
 - c) maintains the quality, function and integrity of the adjoining rural environment;
 - d) makes provision for a choice of living environments, and village-scale retail, commercial and community facilities; and
 - e) is accompanied by the coordinated provision of infrastructure.

54.17.2 POLICY

1. Development in the Kingseat Structure Plan Study Area is to be implemented through the introduction of a structure plan in accordance with Part 54 of the District Plan.
2. The structure plan should address and promote:
 - a) Compact and contained village development.
 - b) Identification and appropriate location of business land for retail and commercial services, and community facilities, that will establish a village node serving the village, and its hinterland.
 - c) Varied residential development (in terms of house type and lot size) within the village at an average density of 10 dwellings per gross hectare.
 - d) Integrated management of new development with the existing settlement, including the ex-Kingseat hospital site.
 - e) Physical linkages with existing development, recognising the existing village fabric (including the ex-Kingseat hospital site) and roading layout, and the need for connectivity and legibility.
 - f) Esplanade reserve along the coastline, and public access to it.
 - g) Provision of public recreation reserves and open space.
 - h) Open space, pedestrian, cycle and bridal path linkages within and through the village to the existing and proposed esplanade and reserve network, the foreshore and to the coastal and rural areas surrounding the village.
 - i) Servicing by community reticulated water supply, and wastewater treatment and disposal systems.
 - j) Low impact stormwater solutions.
 - k) Appropriate roading networks, both within and beyond the structure plan area, in particular establishing a gateway to the village, and providing appropriate access to and through the village.
 - l) A network of streets incorporating village scale street design appropriate to the coastal and rural setting of Kingseat and the establishment of an urban village node in this context.
 - m) Interconnectivity of roading network.
 - n) Recognition and protection of landscape and natural features, and of the potential archaeological significance of the land given its coastal location.
 - o) Elements of village amenity, character and sense of place through urban design and Crime Prevention Through Environmental Design (CPTED).
 - p) External landscape buffers to surrounding rural and coastal areas.

Reasons and Explanation for the Objective and Policy

Kingseat has been identified in the Franklin District Growth Strategy (August 2007) as being suitable for village nodal growth, including commercial and community facilities that will service Kingseat village and its hinterland.

The Kingseat Structure Plan Study Area is identified on Map 105E to create certainty on the long term growth management opportunities associated with Kingseat village. To ensure that development is integrated and managed, a structure plan and subsequent plan change is required to give effect to the village nodal growth outcomes anticipated by the Franklin District Growth Strategy. A number of matters should be addressed through the development of the structure plan.