

## **54.9 PATUMAHOE STRUCTURE PLAN AREA**

The Patumahoe Structure Plan Area (PSPA) (Plan Map 55 and Diagram 54.D), comprising approximately 25 hectares, is located on the north-eastern periphery of the Patumahoe settlement. It is bounded to the east by Woodhouse Road, on the opposite side of which is existing residential development, to the south and west by existing residential and some commercial/industrial development, and to the north by horticultural and pastoral activity.

The Structure Plan Area is bisected by an open watercourse that drains in a north-westerly direction and discharges into the headwaters of the Taihiki River. A second, less significant watercourse also drains in a north-westerly direction along the rear boundaries of the existing residential development on Kingseat Road. The eastern half of the Structure Plan Area has been cultivated for market gardening purposes, while the western half is used for rural-residential purposes (plastichouse and some pastoral activity).

### **54.9.1 RESOURCE MANAGEMENT ISSUES**

- **Amenity**

Patumahoe is a small urban settlement within Franklin's rural area. The settlement has high amenity value because of its rural setting, compact urban form and "village" scale. If not sustainably managed, peripheral urban growth will detract from Patumahoe's amenity value.

- **Infrastructure**

There are limitations on the capacity of the Patumahoe wastewater treatment plant and the volume of treated effluent permitted to be discharged to the environment. Stormwater runoff from further urban development must be managed in terms of both 'quantity' (flood avoidance) and 'quality' (downstream water quality) objectives (or outcomes). If the availability and capacity of wastewater and stormwater systems is not adequately addressed then peripheral urban growth will have an adverse effect on infrastructure and financial resources, as well as on the natural environment. In this regard, Council records that the position of tangata whenua (Tainui) is that effluent must be reticulated where residential development occurs in the locality of an existing sewerage system.

### **54.9.2 OBJECTIVES AND POLICIES**

In addition to such other objectives and policies of this District Plan as are applicable, the following specific objectives and policies apply to the Patumahoe Structure Plan Area.

#### **54.9.2.1 Objective - Amenity**

To maintain and enhance Patumahoe's amenity values.

#### **Policies:**

1. That a suitable transition or buffer is achieved between "town" and "country" at the northern boundary of the Structure Plan Area, so as to reinforce the integration of the area with the village in a visual sense, and provide a measure of protection from the effects of typical rural land uses on the adjacent rural land (such as dust and sprays); that the subdividers give consideration to the retention of the existing trees on this boundary.
2. Optimising the number of dwellinghouses able to be developed within the Structure Plan Area, thereby making efficient use of the land and infrastructural resources, while achieving an overall pattern and intensity of development compatible with Patumahoe's rural character and 'identity'.

3. That provision be made for a range of lot sizes, catering for different lifestyle choices, while maintaining a compact, concentric, urban form that reinforces the “village” scale and development pattern of Patumahoe.
4. That the overall pattern and design of residential, open space, and infrastructural development enhances the landscape amenity and recreational values associated with the principal watercourse running through the Structure Plan Area (including the bush gully/waterfall area at the north western corner of the area).
5. That the public reserve areas and the covenanted (amenity/buffer) areas be brought to a fully developed state at an early stage in the process of the PSPA being used for residential activities, through the combined efforts of both the Council and the subdividers.
6. With regard to the layout of new roads that a high degree of permeability (convenient and safe access) is achieved while discouraging through traffic.
7. That the pattern of development, including roads, open spaces and accessways, maximises pedestrian accessibility to the existing village centre, including the location of the more intensive residential developments generally within easy walking distance of the village centre; that a pedestrian bridge be established across the watercourse.
8. That screen planting be established within the Structure Plan Area as a visual and dust (amenity) buffer along the boundary of the site of Franklin Groundspreaders Ltd.

**Methods of Implementation of Policies:**

- 1-8: Development is required to conform in the first instance with the provisions of this Patumahoe Structure Plan, but other requirements of the District Plan will also give effect to these policies where applicable and appropriate.

**Reasons and Explanation for Objective, Policies and Methods:**

Patumahoe has a particular character and sense of community, because of its rural setting and the “village” scale and development pattern of the settlement. If urban growth does not occur in a co-ordinated and sustainable way it will detract from those attributes of the settlement that the community values and this would result in a loss of amenity value. Structure planning provides for a form of growth that recognises and reinforces the particular attributes that contribute to Patumahoe’s identity and amenity values.

**Anticipated Results:**

- A compact, concentric, urban form that enhances, integrates with, and reinforces the rural character and the ‘village’ scale of Patumahoe.

**54.9.2.2 Objective - Infrastructure**

To avoid, remedy or mitigate the adverse effects of urban growth on infrastructure and the financial resources of the community, as well as on the natural environment.

**Policies:**

1. The overall pattern of roading is to be efficient in terms of its use of land but also integrated and ‘seamless’ across properties and with the other structural components (eg reserves).

2. The form, scale and rate of residential development shall recognise the current limitations of and the implications for the capacities of network utilities (particularly water and sewerage) and the need to avoid any costs falling unfairly on existing ratepayers.
3. All lots within the Structure Plan area are to be connected efficiently and cost-effectively to the existing public sewerage and water supply networks in Patumahoe, and the Council may enter into such arrangements as are appropriate with any developer to ensure this happens in a timely manner.
4. Subdividers will be required to pay any extraordinary costs associated with obtaining any 'growth related' stormwater discharge, water take or wastewater discharge consents in advance of the normal programme for securing such consents.
5. Subdividers will be expected to work with Council to ensure financial contributions are fairly and reasonably payable by them to address the costs of growth (their developments are giving rise to) and Council will reduce (or amend the basis for calculating) the contributions after consideration of all relevant facts at the time of subdivision consent.

#### **Methods of Implementation of Policies:**

- 1-5: Development is required to conform in the first instance with the provisions of this Patumahoe Structure Plan, but other requirements of the District Plan will also give effect to these policies where applicable and appropriate.

#### **Reasons and Explanation for Objective, Policies and Methods:**

If network utilities do not have sufficient capacity to accommodate urban growth then further development will result in adverse effects on the environment. This is particularly an issue in terms of the capacity of the Patumahoe wastewater treatment plant and the volume of treated effluent permitted to be discharged from it.

Structure planning provides for a form and scale of growth that can be adequately serviced without adversely affecting environmental quality or people's health and safety, or compromising other desirable outcomes such as achieving an appropriate yield of lots/houses from a given land area. It provides a focus for the co-ordinated, timely and economic provision of services, that avoids any unfair impacts on existing users (ratepayers).

#### **Anticipated Results:**

- Avoidance of adverse effects on infrastructure resources, the natural environment, people's health and safety, and the general wellbeing of the ratepayer community.

### **54.9.3 REQUIREMENTS FOR SUBDIVISION**

#### **54.9.3.1 Restricted Discretionary Activities**

- 1 Subdivision within the PSPA which complies with the standards set out in Rule 54.9.3.4 General Performance Standards and the Requirements for Urban Subdivision shall be assessed as Restricted Discretionary Activities. Council has restricted its discretion to the matters listed below:
  - Lot size and layout
  - Further Subdivision
  - Roading

- Stormwater Management
  - Urban/Rural Buffer
  - Public Open Space
  - Staging
  - Financial Contributions
2. An application for a Restricted Discretionary Activity shall generally be considered without public notification unless Council determines that an application needs to be notified in terms of sections 93 and 94 of the Resource Management Act. When assessing an application for the above Restricted Discretionary Activity Council will have regard to the following assessment criteria and any relevant matters set out in Section 104, and may impose conditions in respect of each matter listed in Rule 54.9.3.2.

#### **54.9.3.2 Assessment Criteria Restricted Discretionary Activities**

##### **54.9.3.2.1 Lot Sizes and Layout**

- 1 The extent to which the form of development provides for a range of lot sizes, with lot sizes generally decreasing from north to south within the PSPA. In particular development shall consist of:
- An 'outer perimeter' of large lot residential development (lot sizes typically in the order of 1,600 – 2,000 m<sup>2</sup>).
  - An intervening band of conventional residential development (lot sizes typically in the order of 800 m<sup>2</sup>).
  - A small area (or areas) of more compact residential development (lots sizes in the order of 400 m<sup>2</sup>) in the southern part of the PSPA, near to the existing village centre.

The greatest number of lots is expected to be of the 'conventional' size (800 m<sup>2</sup>).

##### **54.9.3.2.2 Further Subdivision**

1. Further subdivision that would alter the initial lot size and arrangement should be avoided. This shall be achieved by a condition of subdivision consent, which may be protected by consent notice under RMA Section 221 registered against the appropriate Certificate of Title, restrictive covenants (or such other mechanism as Council deems appropriate) imposed to prevent further subdivision once the initial layout and sizes of lots have been achieved. Provided however that Council reserves the right to continue to process all future subdivision as a Discretionary activity, as an alternative to 'covenants', if appropriate, in order that public notification is possible and any subdivision can be assessed on its merits.

##### **54.9.3.2.3 Rooding**

1. The extent to which the pattern of development, road layout and accessways are consistent with Diagram 54.D, and particular to whether these:
- Ensure that as far as practicable, rooding options remain available to adjoining landowners within the PSPA. Similarly, the subdivision layout of any one property must acknowledge the boundaries and access options of the other properties,

ensuring an integrated final layout even though different landowners may choose to proceed with development independently, or at different times.

- Reduced carriageway widths and other traffic calming devices (e.g. speed humps, chicanes, changes in paving colour and materials) are used to create a controlled speed environment. Full details of all such 'devices' are to be submitted along with any subdivision plan.
- Roads incorporate such elements as flush edging and grass swales to promote low impact stormwater management and a rural context. Conventional kerb and channel designs are not considered appropriate for maintaining a rural 'character', but may be essential in some situations.
- Footpaths may be limited to just one side of the road in the outer (northern) parts of the area where Council accepts that lesser pedestrian activity is likely.

#### **54.9.3.2.4 Stormwater Management**

1. Whether the subdivision will give effect to the comprehensive discharge consent obtained from the Auckland Regional Council. In particular whether, subject to the outcome of the comprehensive discharge consent, the following aspects are expected to be an integral part of the stormwater management 'plan':
  - The principal watercourses will remain open and shall be further developed to be utilised for stormwater treatment and disposal.
  - A pond (or ponds) shall be established on the watercourses, primarily as a stormwater quality improvement device but also as a flood management system and landscape amenity feature.
  - Stormwater for all areas shall as far as practical be reticulated or directed to enter the watercourses at the upstream end of the treatment ponds. In particular the runoff that presently comes from Kingseat Road.
  - On-site stormwater detention will also be required, as is typically the case with subdivisions in Franklin.

[Note: Investigations to March 2001 indicate that while little or no change is required to the watercourses for flood control/management purposes for the 20% AEP storm events, an additional pond with a minimum capacity of 2,500 m<sup>3</sup> is required to achieve a 75 % removal rate for sediments for quality improvements on the main watercourse. This capacity is for a dual pond system - forebay and main pond].

#### **54.9.3.2.5 Urban / Rural Buffer**

1. The extent to which amenity buffering at the urban rural interface is provided. In particular a planted landscape strip, with an average width of no less than 20m, shall be established by way of restrictive covenant/s (or similar) along the northern perimeter of the Patumahoe Structure Plan Area (Diagram 54.D). This strip shall as far as practicable merge with the vegetated gully area (following its 'development') in terms of plant types and overall visual or landscape appeal. A 'landscape' plan shall be submitted at the time of subdivision application, for subsequent approval by the Council.
2. The extent of enhancement of the bush/gully in the north-western corner of the Patumahoe Structure Plan Area. A landscape/planting plan shall be submitted at the time of subdivision application, for approval by the Council as part of the consent, for

the tidying up and enhancement of the bush/gully area in the north-western corner. Any subdivision consent will have conditions attached to ensure that this area is fully developed, that new plantings will be nurtured to maturity, and that the whole area will be maintained in perpetuity.

3. The landscape and/or planting plan shall have regard to the following points:
  - Ecologically sourced native plants (i.e.those that naturally occur in the Manukau Ecological District) which are appropriate to the site, should preferably be used in the plantings.
  - Provisions shall be made for ongoing weed and pest control by the landowner.
  - Plantings shall not only be nurtured to maturity, but also restocked by the landowner to maintain an 80% survival rate of vegetation.
  - The planted areas shall be fenced where appropriate to prevent either grazing by stock or the creation of informal paths through the bush areas by locals. Such paths can lead to 'edge effects' such as the spread of weeds to inner forest areas, increased light levels.

Note: Advice regarding landscaping/planting plans for areas that are to be protected or enhanced can be obtained from the Auckland Regional Council.

#### **54.9.3.2.6 Public Open Space (Reserves)**

1. The extent to which development maintains and enhances amenity values and in particular whether development is consistent with the Reserve Development Plan for the area which incorporates the following. Subject to stormwater management and maintenance considerations, a public open space stormwater reserve of no less than 5 metres in width shall be provided along both sides of the principal watercourse running through the Patumahoe Structure Plan Area (Diagram 54.D).
2. At least one fully developed neighbourhood or playground reserve shall be incorporated into the public open space stormwater reserve, near the watercourse (ponds).
3. A pedestrian bridge shall be provided across the watercourse in a position that provides ready access to the 'neighbourhood' reserve.
4. Subject to the availability of funds from 'financial contributions', consideration shall be given to a walkway/cycleway system within the public open space stormwater reserve.
5. All of the above proposals shall be developed in accordance with plans that Council approves (plans to be prepared by subdividers or the Council) and a programme for their development shall be established and agreed prior to the issue of any conditions certificate for any subdivision.

#### **54.9.3.2.7 Staging**

1. The extent to which, as far as is practicable, each stage or combination of two or more stages, are contiguous to either:
  - land (already) zoned Residential adjacent to the Patumahoe Structure Plan Area; or
  - an area that has already been subdivided within the Patumahoe Structure Plan Area.

**54.9.3.2.8 Financial Contributions**

1. The extent to which financial contributions are required to offset the effects on water supply, wastewater reticulation, and reserves from development within the Structure Plan Area. The specified 'financial contribution' provisions set out below shall apply in the place of the equivalent provisions of Part 10 of this District Plan, but in all other respects the provisions of Part 10 apply, including the objectives and policies.

2. Water:

a. A payment, per allotment, of \$900 plus tax applied at 1 July 2000, plus an annual adjustment to this figure indexed to the Consumer Price Index annual percentage change (excluding Credit/Services) (referred to as CPI% change) as determined at June of every following year. This figure is Sum A.

Sum A is calculated as follows:

For the year June 2000 to June 2001 = \$900.00 plus tax, and thereafter Sum A shall equal :

(The Previous Year's contribution requirement x CPI% change) plus (The Previous Year's contribution requirement).

For example the level of sum for the year to June 2001 is \$900.00.

If it is assumed there was an annual change in the CPI of 2% in the following year (June 2001 to June 2002), Sum A would be:

$$(\$900.00 \times .02) + 900 = \$918.00 \text{ plus tax}$$

b. The effective asset value that new lots will utilise in respect of the existing system is (at 1 July 2000) \$291,706. The proposed number of lots available for growth is 170 and the number of existing connections is 195, a total of 365 connections. The value per connection is \$800.00. This is the 'Buy-in' to the existing system payment per allotment of \$800.00, Sum B.

Total Water Contribution, per allotment of Sum A plus Sum B:

3. Sewerage: Payment, per allotment, on the following basis. Total cost of the Patumahoe Wastewater System \* x 0.375 (percentage cost attributable to growth) divided by the total number of lots available in Patumahoe for growth (170 lots) = Financial Contribution figure. The current payment shall be \$6,450.00 plus tax based on a current total cost of the Patumahoe Wastewater System of \$2.916m.

\* Total cost of the Patumahoe Wastewater System (plus GST) (including design costs, construction costs and overheads) shall be adjusted to the cost as published in the Annual Plan following the year of Council resolution to proceed with the Patumahoe Wastewater System. The cost will include an annual adjustment to this figure indexed to the Consumer Price Index (CPI) annual percentage change.

Council will examine the various options for the Patumahoe Wastewater System further and undertake a review of the financial contributions in respect of the Patumahoe Wastewater System. Upon adoption of the final approved wastewater system a Plan Change will be introduced if necessary.

4. Local Reserves: A payment, per allotment, to be specified no later than at the time of subdivision consent, that takes account of the following factors:

- the total land area and its value, of land that would be set aside as reserves (excluding esplanades) in terms of Part 10 (100 square metres per allotment), and the areas and values being contributed by each property;
- the costs of development of the 'neighbourhood' reserve (assessed at approximately \$75,000) and the pedestrian bridge (assessed at \$15,000);
- the value of works to be completed by subdividers towards forming and preparing the land for reserve;
- the total figure payable to satisfy the District Reserves Contribution (currently at \$935 including GST);
- the recreational values (as opposed to conservation and stormwater management) of the land to be vested as public open space stormwater reserve;
- the total number of lots expected to be generated from within the Patumahoe Structure Plan Area.

#### **54.9.3.3 Discretionary Activities**

Any subdivision activity which is clearly provided for under Rule 54.9.3 above, but which does not meet one or more of the General Performance Standards set out below shall be deemed to be a Discretionary Activity provided for under this rule, to enable a full assessment against the Objectives and Policies of Part 54.9.3 and in terms of Rule 26.5.

#### **54.9.3.4 General Performance Standards**

##### **1. General Requirements For Urban Subdivision**

In terms of Part 26.6 of the Operative District Plan the following Rules are general requirements for subdivision within the Patumahoe Structure Plan Area. Rules 26.6.1 Shape Factor, 26.6.2 Residential Cross Lease Subdivision, 26.6.4 Frontage To Road (Vehicular Access Requirement), 26.6.5 Private Way (Roading) Standards, 26.6.6 Fire Hydrants, 26.6.9 Electricity and Telephone, 26.6.10 Undergrounding, 26.6.11 Gas Supply and 26.6.12 Stormwater Management – Volume Control.

##### **2. Roading**

- Road access shall not be provided across the principal watercourse, thereby preventing through traffic between Kingseat Road and Woodhouse Road.

##### **3. Stormwater Management**

- Consent shall not be granted for urban subdivision within the Patumahoe Structure Plan Area until a comprehensive stormwater discharge consent has been obtained from the Auckland Regional Council. Subdivision and development shall comply with the conditions of the comprehensive discharge consent.

##### **4. Wastewater Disposal**

- All lots within the Patumahoe Structure Plan Area shall be connected to the Patumahoe sewerage system.
- A completion certificate shall not be granted for urban subdivision within the Patumahoe Structure Plan Area until either a new effluent discharge permit has been obtained, or that it has been established that one is not required, with respect to any particular stage of subdivision.



- It is envisaged that all development within the Patumahoe Structure Plan Area shall be reticulated by gravity sewer to the existing “Fletchers Pump Station” (upgraded if necessary) but other pumps may be approved by Council’s Asset Manager.

## **5. Water Supply**

- All lots within the PSPA shall be connected to the Patumahoe water supply system.
- Consent shall not be granted for urban subdivision within the Patumahoe Structure Plan area until a resource consent to take water from the Kaawa Formation Aquifer or alternative source to meet the potential demands from intensification has been obtained from the Auckland Regional Council.

## **6. Reserve Development Plans**

- No later than at the time of the first subdivision application in the PSPA, there shall be a reserve development plan prepared and approved by the Council, setting out the designs and costs of all public reserve development works. This plan shall contribute to the calculation of the reserves contribution set out in Rule 54.9.3.2.8

### **54.9.4 REQUIREMENTS FOR RESIDENTIAL LAND USE ACTIVITIES**

#### **54.9.4.1 Multi-Unit Housing Discretionary Activities**

Notwithstanding the provisions of Rule 27 (which apply to all land use activities within the PSPA) all Multi-Unit Housing in the PSPA is a Discretionary activity, and will be subject to the provisions of Rule 27.4 and the Objectives and Policies of Part 54.9 of this District Plan as appropriate.

#### **54.9.4.2 Multi-Unit Housing Discretionary Assessment Criteria**

Multi-Unit Housing developments shall be assessed in respect to those matters contained in Rule 54.9.3 relating to:

- Rooding
- Stormwater Management
- Urban/Rural Buffer
- Public Open Spaces
- Financial Contributions (where the reference to per allotment shall be substituted to read ‘to the establishment of any multi-unit house’).

And shall comply with the provisions contained in Rule 54.9.3.4 relating to:

- Rooding
- Stormwater Management
- Wastewater Disposal
- Water Supply
- Reserve Development Plans where the word subdivision shall be substituted to read ‘multi-unit house’.

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Refer to Diagram 54 D  
Patumahoe Structure Plan Area

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