

8.6.17 APPENDIX 16: STRUCTURE PLAN – BRADFORD STREET, WAIHI (RESIDENTIAL)**8.6.17.1 DESCRIPTION**

- (1) This structure plan applies to the Residential zoned land contained within Lot 3 DP 478174, Lot 1 DP 478174, Lot 3 DP 337064, Lot 1 DP 337064, Lot 2 DP 337064, Lot 1 DP 571193, Lot 2 DP 571193 being an area of 8.4 hectares on the western side of Waihi, to the north of the Ohinemuri River and south of Bradford Street.
- (2) The area is to be developed for residential purposes having regard to the following infrastructure requirements:

(a) Access

The roading and pedestrian/cycleway 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. Development of the area should also consider potential access to natural features (eg Ohinemuri River).

(b) Water

A new 875m length of watermain is required (DN180) along Bradford Street to the corner of Roberts Street. The area is to be reticulated with new trunk mains of a sufficient size being installed and 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. Specific design will be required as the main is currently under capacity for the number of properties connected and is operating under high pressure.

(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 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. It is noted that reticulation may be addressed via the installation of a low pressure sewer system following internal road layouts and connecting to the gravity network east of 71 Bradford Street. Alternatively, two or three centralised small pump stations with a gravity network would be required.

(d) Stormwater

The area is to be reticulated for stormwater disposal. 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, and utilising the natural water courses through and adjacent to the area, to discharge to and provide retention of peak flows. Two 1000m² lots should be set aside for the treatment and detention of stormwater, near the two locations proposed on the

Structure Plan Map. These areas may be significantly reduced in size or eliminated if alternative means of stormwater disposal are proposed, such as soakage pits for each lot, detention tanks or similar. Efficient primary treatment of stormwater could be via swales in the road corridor.

(e) Natural Inland Wetlands

The presence of a Natural Inland Wetland within the site.

Note: natural inland wetland has the meaning given by the National Policy Statement for Freshwater Management.

8.6.17.2 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 area could result in:
 - (a) Inefficiencies in the provision of infrastructure and longer term operation and maintenance costs;
 - (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.
- (3) Declining quality and quantity of natural and physical resources impacting life-supporting capacity. Specific focus is given to:
 - (a) riparian margins and biodiversity corridors and their interrelationship between the land and water interface, and impact on freshwater quality and quantity; and
 - (b) loss of the natural character of wetlands, rivers and their margins.

8.6.17.3 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;
 - (d) Efficient use of residential land.

8.6.17.4 OBJECTIVES

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

- (3) A safe and effective transport network is designed to deliver safe and attractive streets and linkages for residents, visitors, cyclists and motorists into, out of, and within the structure plan area, including passive recreation links to the Ohinemuri River.

- (4) Protect and restore the values of Natural Inland Wetlands.

Note: natural inland wetland has the meaning given by the National Policy Statement for Freshwater Management.

- (5) To manage adverse effects on indigenous biodiversity.

8.6.17.5 POLICIES

- (1) Ensuring that good quality urban design principles for residential development are implemented.
- (2) Requiring residential development infrastructure to be undertaken in an integrated and strategic manner to give effect to Objective 8.6.17.4(2).
- (3) Ensure that stormwater is managed and treated to maintain and enhance the health and ecological values of wetlands and streams.
- (4) To protect and restore the values of Natural Inland Wetlands when undertaking land use and subdivision, with particular regard to:
 - (a) Method of enhancement and permanent protection of Inland Natural Wetlands; and
 - (b) Appropriate setback of residential activities.
- (5) Require subdivision within the Bradford Street – Waihi (Residential) Structure Plan Area to provide for indigenous biodiversity by:
 - (a) Incorporating mature trees and landscaping into the design of subdivisions.
 - (b) Providing appropriate setback of residential activities from the Recreation (Passive) Reserve Area adjoining the Ohinemuri River.
 - (c) Incorporating bat friendly lighting into the design of subdivisions.

8.6.17.6 ACTIVITY STATUS AND RULES FOR SUBDIVISION

- (1) Subdivision of land within Lot 3 DP 478174, Lot 1 DP 478174, Lot 3 DP 337064, Lot 1 DP 337064, Lot 2 DP 337064, Lot 1 DP 571193, Lot 2 DP 571193 in accordance with the provisions of the Bradford Street (Residential) Structure Plan Description and Map 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;
 - (c) 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 Rules 9.4.3.3 and 9.5 and the following:

- (i) Whether the subdivision assists in the implementation of integrated infrastructure to serve the whole Bradford Street (Residential) Structure Plan area, including confirmation of staging infrastructure relative to development stages.
- (2) Subdivision of Lot 3 DP 478174, Lot 1 DP 478174, Lot 3 DP 337064, Lot 1 DP 337064, Lot 2 DP 337064, Lot 1 DP 571193, Lot 2 DP 571193 not in accordance with Rules 8.6.17.6(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 Lot 3 DP 478174, Lot 1 DP 478174, Lot 3 DP 337064, Lot 1 DP 337064, Lot 2 DP 337064, Lot 1 DP 571193, Lot 2 DP 571193 not in accordance with the details of the Bradford Street (Residential) Structure Plan Description and Map shall be a Discretionary Activity.

8.6.17.7 SUBDIVISION STANDARDS

- (1) Subdivision must:
 - (a) Be accompanied by a plan to be certified by Council, ensuring delivery of new lots and development is integrated with implementation of infrastructure, including roads and internal access networks.
 - (b) Not occur until it has been demonstrated that the subdivision can be appropriately serviced with connection to public networks for water and wastewater.
 - (c) Not occur until an approved overall stormwater design is available. For clarity, this overall design shall include a staging plan that will prescribe at which stage stormwater devices will need to be built for the entire area, and shall deliver hydraulic neutrality.
 - (d) Demonstrate that subsequent stages of subdivision and development are in accordance with the overall stormwater design in (c).
 - (e) Provide a detailed ecological assessment by a suitably qualified expert to quantify any potential freshwater effects, where any work is to occur within 100m of a Natural Inland Wetland identified on the Structure Plan Map and the associated wetland delineation diagram 8.6.17.17.
 - (f) Provide an assessment by a suitably qualified expert in relation to the risks of flooding from, or in relation to, the Ohinemuri River and any associated overland flow paths.
 - (g) Provide an assessment by a suitably qualified expert whether any mature trees on the site can provide bat roost.

Note: Long-tailed bats have been recorded in the area, all persons undertaking activities within the Structure Plan area, including tree felling, should be aware that the provisions of the Wildlife Act 1953 apply. All tree felling should comply with the Department of Conservation's protocols for minimising the risk of felling occupied bat roosts (Bat Roost Protocols) Version 4: October 2024.

8.6.17.8 ACTIVITY STATUS AND RULES FOR DEVELOPMENT

The underlying Residential zone provisions in Section 5.7 apply. Where there is conflict between the rules in Section 5.7 and the rules in Section 8.6.17.9 – 8.6.17.15 then the rules in Sections 8.6.17.9 - 8.6.17.15 override the underlying zone provisions.

8.6.17.9 PERMITTED ACTIVITIES

- (1) Any activity listed as a Permitted Activity in Rule 5.7.4.1 Residential Zone is a Permitted Activity in the Bradford Street (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 8.6.17.6 and Records 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;
 - (f) Complies with the District Wide Performance Standards in Section 8.0.

8.6.17.10 CONTROLLED ACTIVITIES

- (1) Any activity listed as a Controlled Activity in Rule 5.7.4.2 Residential Zone is a Controlled Activity in the Bradford Street (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 8.6.17.6 and Records 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;
 - (f) Complies with the District Wide Performance Standards in Section 8.0; and
 - (g) Subdivision or land use with a site that contains a Natural Inland Wetland as identified within the plan provided under 8.6.17.17 must legally protect the Natural Inland Wetland in perpetuity and manage it on an on-going basis in accordance with an Ecological Enhancement and Management Plan.

Note: An Ecological Enhancement and Management Plan in this instance refers to a report prepared by a suitably qualified ecologist that contains a strategy and prioritised plan for the enhancement of existing ecological values. Where possible, enhancement activities are planned to achieve outcomes across multiple values, in particular to achieve ecological as well as cultural and/or landscape and stormwater treatment benefits.

8.6.17.11 CONTROLLED ACTIVITY MATTERS

- (1) 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:

- (a) Whether the development assists in the implementation of integrated infrastructure to serve the whole Bradford Street (Residential) Structure Plan area.
- (b) Whether the risks of flooding from, or in relation to, the Ohinemuri River and any associated overland flow paths have been addressed to avoid, remedy or mitigate the risk of natural hazards to people, property and infrastructure.
- (c) Whether adequate protection of any Natural Inland Wetland has been provided.

8.6.17.12 RESTRICTED DISCRETIONARY ACTIVITIES

- (1) Any activity listed as a Restricted Discretionary Activity in Rule 5.7.4.3 Residential Zone is a Restricted Discretionary Activity in the Bradford Street (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 8.6.17.6 and Records 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;
 - (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 or reserved its control under 8.6.17.11.

8.6.17.13 DISCRETIONARY ACTIVITIES

- (1) The following are a Discretionary Activity in the Bradford Street (Residential) Structure Plan area.
 - (a) Any Permitted, Controlled or Restricted Discretionary Activity listed in Rules 8.6.17.9, 8.6.17.10 or 8.6.17.12 that is located on land that has not been subdivided under the provisions of Rule 8.6.17.6 and/or Records of Title have not been issued;
 - (b) Any Discretionary Activity listed in Rule 5.7.4.4 Residential Zone.

8.6.17.14 NON-COMPLYING ACTIVITIES

- (1) The following are a Non Complying Activity in the Bradford Street (Residential) Structure Plan area:
 - (a) Any Non Complying Activity listed in Rule 5.7.4.5 Residential Zone.

8.6.17.15 PROHIBITED ACTIVITIES

- (1) The following are a Prohibited Activity in the Bradford Street (Residential) Structure Plan area:
 - (a) Any Prohibited Activity listed in Rule 5.7.4.6 Residential Zone.

8.6.17.16 STRUCTURE PLAN MAP – BRADFORD STREET, WAIHI (RESIDENTIAL)



