

Attachment A

Ōmokoroa NOR for Active Reserve (Recreation Reserve)

Amended Proposed Designation Conditions

Purpose

1. The purpose of the designation is to provide an Active Recreation Reserve for the following activities:

- a. Playing fields and associated lighting structures.
- b. Clubrooms and changing facilities.
- c. Playgrounds.
- d. Indoor sports centre.
- e. Aquatic centre.
- f. Access and parking facilities
- g. Associated service connections.

Outline Plan

2. Prior to any works being undertaken to give effect to the Notice of Requirement excepting provisional works such as soil sampling and geotechnical investigative works, an outline plan pursuant to Section 176A of the Resource Management Act 1991 shall be submitted to the territorial authority in general accordance with the matters following.

Any separate outline plan application submitted to Western Bay of Plenty District Council for the purpose of giving effect to the designation on a staged basis is appropriate and subject to all other designation conditions.

Building height and location

3. Any new building (excluding light poles, goal posts or similar structures) shall be designed to comply with height and height in relation to boundary performance standards for the underlying zone at the external boundaries.

- a. Where a building exceeds the height standard the outline plan of works will assess:
 - i. The extent and scale of the additional height
 - ii. The visual dominance of the building.
 - iii. Whether the height of the building supports a positive relationship with the surrounding environment.
 - iv. Architectural design and built form.
 - v. Amenity effects on surrounding properties, including shading and loss of daylight.
- b. Where a building exceeds a height in relation to boundary performance standard the outline plan of works will assess:
 - i. The extent and scale of the building beyond the HIRB envelope and the associated shading, loss of daylight and building bulk effects on the surrounding environment.

Vehicle Access and Parking

4. The design and location of vehicle access and exit points and parking areas associated with supporting the purpose of the designation shall be subject to a transportation assessment which shall be submitted with the outline plan application. The purpose of the transportation assessment is to assess the effects of the proposed work on the continued safe, effective and efficient operation of the surrounding transport network.

Pirirākau & Other Key Stakeholder Engagement

5. The outline plan shall detail consultation undertaken by the Requiring Authority with Pirirākau and other key stakeholders, including providing a record of outcomes sought and how these have been incorporated in the development plan.

Earthworks - Cultural Values

6.5 The outline plan shall demonstrate how earthworks within site will be undertaken in accordance with the ‘good earthworks practice’ Ōmokoroa Earthworks Procedures within the District Plan. This includes, but is not limited to:

~~a. Undertaking meaningful consultation with Pirirākau prior to the outline plan application.~~

ab. Procedures for informing Pirirākau of earthwork start dates and opportunities for site blessings and monitoring of earthworks activities.

be. Discovery protocols for archaeology, koiwi; other artefacts; habitation sites or middens.

cd. Any discussions or agreement for input into place names and signage.

76. The outline plan application shall include a copy of any archaeological authority applied for under the Heritage New Zealand Pouhere Taonga Act 2014.

Lapse Date

87. The designation shall lapse on the expiry of a period ~~15~~ 10 years after the date it is incorporated in the District Plan.