

# Pencarrow Estate Pongakawa - Structure Plan

Pencarrow Estate, Arawa Road, Pongakawa

October 2023



- (A) Buried effluent disposal field
- (B) Buried wastewater treatment plant
- (C) Wastewater maintenance access to treatment plant
- (D) Residential Height Restriction Area
- (E) Stormwater reserve - overland flow paths 1 & 2
- (F) Residential Zone - Density A (higher)
- (G) Residential Zone - Density B (lower)
- (H) Commercial Zone
- (I) Wastewater Landscaped buffer
- (J) Boundary Landscape planted area
- (K) Residential Rear Yard Boundary

STRUCTURE PLAN AREA	
<b>Total Structure Plan Area</b>	12.4
Residential Housing - Density A (high)	2.29 ha
Residential Housing - Density B (low)	4.74 ha
Commercial Zone *	0.37 ha
Stormwater Reserve *	0.63 ha
Stormwater Reserve - Overland flow	0.12 ha
Village Green	0.18 ha
Wastewater treatment area *	2.39 ha
Landscape buffer area *	0.2 ha
Roading and Street Reserve	1.5 ha

\* Areas excluded from Developable Land calculation

- NOTES**
1. Refer to staging plan and staging pre-requisites Rule 12.4.24.3
  2. Existing trees are only retained where practical.
  3. New storm-water channel to be meandering, and new treatment pond to be terraced for maximum sediment removal to reflect discussions with Ngāti Pikiao.

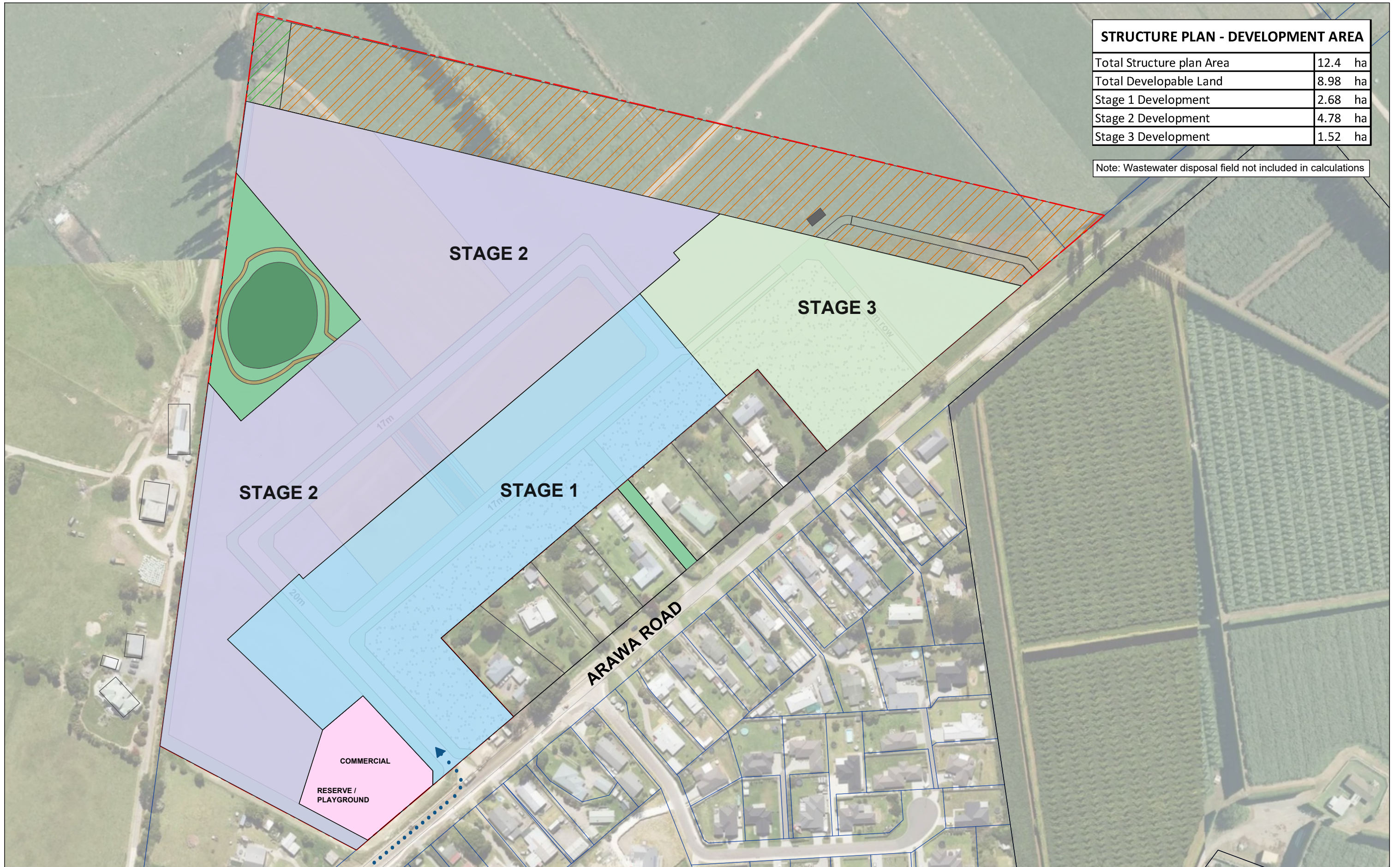
### Pencarrow Estate Pongakawa - Structure Plan

**LEGEND**

- Higher-Density Housing
- Residential Rear Yard Boundary
- Structure Plan Area
- Village Green
- Existing Trees
- Lower-Density Housing
- Pedestrian Walkway/ Route
- Overland Flowpath
- Stormwater Reserve
- Residential Height Restriction Area
- Proposed Playground Area
- New 100mm Water Main
- Commercial Zone

Date: 31.10.2023  
 Drawing : 001  
 Reference: Pencarrow Estate Pongakawa  
 Scale: 1:2000 at A3  
 Drawn: PT  
 Reviewed: VM





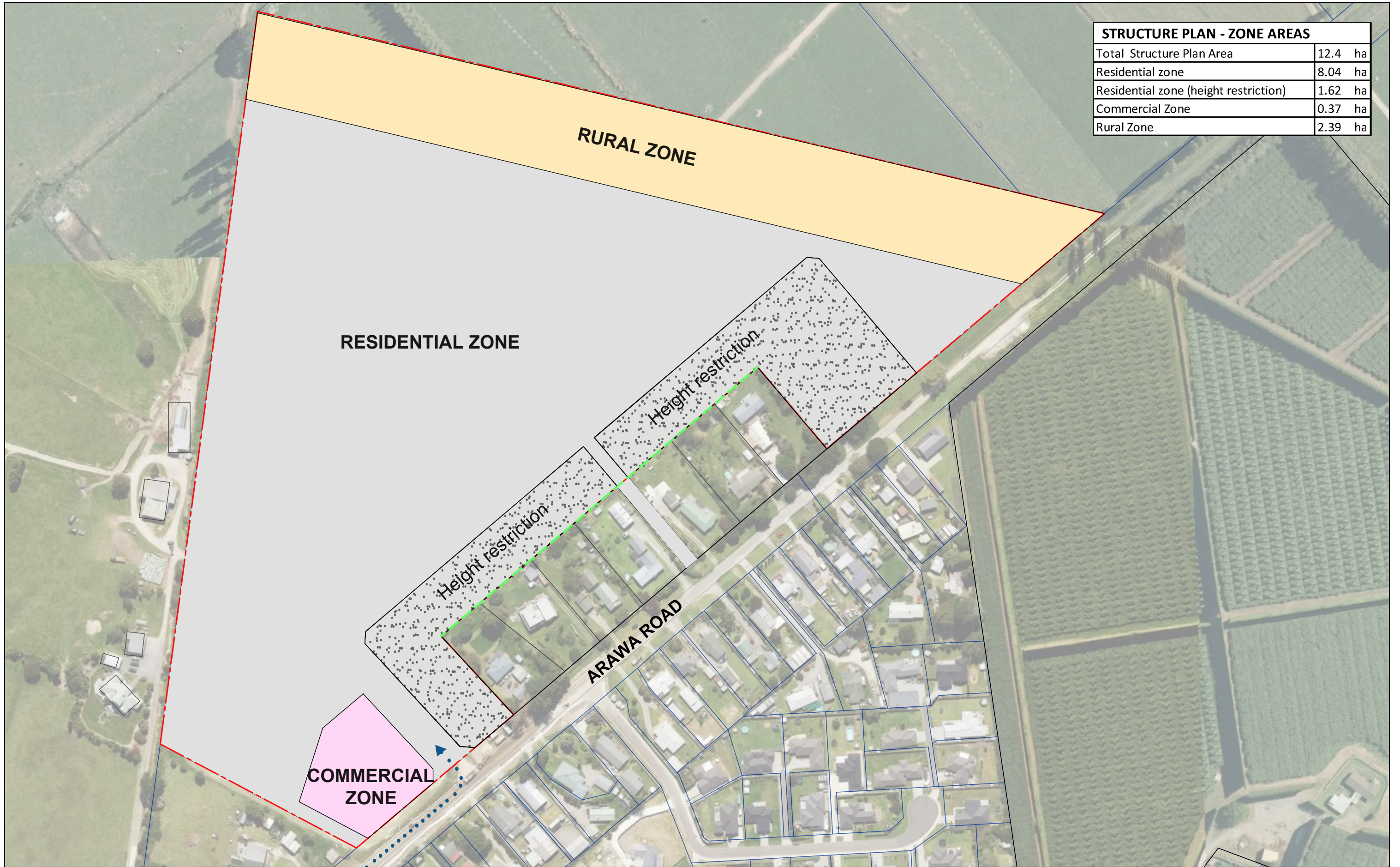
**Pencarrow Estate Pongakawa Structure Plan - Staging Plans**

**LEGEND**

- STAGE 1 Development Area
- STAGE 2 Development Area
- STAGE 3 Development Area

Date: 31.10.2023  
 Drawing : 002  
 Reference: Pencarrow Estate Pongakawa  
 Scale: 1:2000 at A3  
 Drawn: PT  
 Reviewed: VM





STRUCTURE PLAN - ZONE AREAS	
Total Structure Plan Area	12.4 ha
Residential zone	8.04 ha
Residential zone (height restriction)	1.62 ha
Commercial Zone	0.37 ha
Rural Zone	2.39 ha

**Pencarrow Estate Pongakawa Structure Plan - Zoning**

**LEGEND**

- Residential Zone
- Residential Zone with height restriction
- Commercial Zone
- Rural Zone
- Residential Rear Yard Boundary

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 Drawing : 003  
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- (A) Effluent disposal field with wide spaced groups of trees
- (B) Street tree area planting zone min 4sqm per tree
- (C) Boundary buffer planting 4m wide strip
- (D) Boundary buffer planting 8m wide strip
- (E) Stormwater Reserve trees

**TREES**  
 All trees within the proposed road reserve shall be minimum PB95 grade and be planted no closer than 1.5m from boundary fences or road kerbs. Trees to be selected from the following lists:

Large -  
 - Titoki (*Alectryon excelsus*)  
 - Puriri (*Vitex lucens*)  
 - Tarere (*Beilschmiedia taraire*)  
 - Kohekohe (*Dysoxylum spectabile*)

Medium -  
 - Kowhai (*Sophora tetraptera*)  
 - Puka (*Meryta sinclairii*)  
 - Karaka (*Corynocarpus laevigatus*)

All other trees shall be min PB40 grade and shall be selected from the lists above and/or the following list:

Large -  
 - Rewarewa (*Knightia excelsa*)  
 - Totara (*Podocarpus totara*)  
 - Kahikatea (*Dacrycarpus dacrydioides*)

Medium -  
 - Lemonwood (*Pittosporum eugenioides*)  
 - Cabbage tree (*Cordyline australis*)  
 - Putaputawheta (*Carpodetus serratus*)

**Pencarrow Estate Pongakawa Structure Plan - Tree Placement**

**LEGEND**

- |                                     |                           |                      |                       |
|-------------------------------------|---------------------------|----------------------|-----------------------|
| Higher-Density Housing              | Village Green             | Structure Plan Area  | Existing Trees        |
| Low-Density Housing                 | Pedestrian Walkway/ Route | Overland Flowpath    | Proposed Large Trees  |
| Residential Height Restriction Area | Proposed Playground Area  | New 100mm Water Main | Proposed Medium Trees |
| Commercial Zone                     | Stormwater Reserve        |                      |                       |

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