

Chapter 12 – Proposed Amendments

The below are proposed as new rules to be added to Chapter 12, below the most recent Structure Plan introduced to the District Plan (Rule 12.4.23 – Washer Road Business Park Structure Plan). This would therefore be a new section, Rule 12.4.24 – Pencarrow Estate Pongakawa Structure Plan.

12.4.24 Pencarrow Estate Pongakawa Structure Plan

12.4.24.1 General

- a. Any subdivision or development (including delivery of stage pre-requisites) of land zoned Residential or Commercial within the Pencarrow Estate Pongakawa Structure Plan shall be undertaken in general accordance with that structure plan as set out in Appendix 7 and in the Pencarrow Estate Pongakawa Structure Plan Stage Prerequisites below.
- b. All roofs of buildings constructed in the Pencarrow Estate Pongakawa Structure Plan Area within lots adjoining a Rural Zoned site, or above one storey in height, shall be of a finish with a reflectivity (Light Reflectance Value) of no greater than 37%, measured and determined in accordance with AS/NZ Standard 1580.

12.4.24.2 Staging Details

- a. Subdivision or development of land within the Pencarrow Estate Pongakawa Structure Plan shall occur sequentially in that Stage 1 shall be completed prior to, or at the same time, as Stages 2 and 3.
- b. Subdivision to create separate lots that reflect the boundaries of the Pencarrow Estate Pongakawa Structure Plan area (in its entirety or of individual ~~stages~~Stages 1 – 3 only), including prior to the delivery of any stage pre-requisites, is a Controlled Activity.:-

Council shall exercise control over the following:

- i) The new lot(s) to be established shall be generally consistent with the boundaries of the structure plan area or individual stages
- ii) Provision of legal and physical access to all proposed lots.

12.4.24.3 Pencarrow Estate Pongakawa Structure Plan – Stage Prerequisites

Stage Prerequisites to subdivision 224 certificate being granted or to land use or building consent activity being established

[The pre-requisites below in part correspond to details on Pencarrow Estate Pongakawa Structure Plan drawings, see Appendix 7, Section 13 of the District Plan.](#)

Stage 1 Roding and Access

- ~~• Intersection of Arawa Road and State Highway 2 to be upgraded in accordance with the recommendations of the Transportation Assessment Report prepared by Harrison Transportation (reference 496 TA, Rev 3 dated August 2023), or subsequent design prepared by a suitably qualified transportation professional, as approved by Waka Kotahi NZ Transport Agency and Council.~~
- ~~• Carriageway of Arawa Road widened or amended in terms of width to have a 6.5m wide carriageway following exit from the SH2/Arawa Road intersection into Arawa Road, in accordance with the Transportation Assessment Report prepared by Harrison Transportation (reference 496 TA, Rev 3 dated August 2023), or subsequent design prepared by a suitably qualified transportation professional, as approved by Council, and Arawa Road carriageway to the vehicle entrance to the plan change site, to be upgraded generally in accordance with the concept 'Pencarrow Estate – Arawa Road/SH2 Intersection Upgrade', refer to preliminary design at Appendix 7, Section 13.5 of the District Plan.~~
- ~~• Footpaths and roads formed within pedestrian access strip between Arawa Road, adjacent to road carriageways and otherwise following 'Pedestrian Connection' routes within~~ Stage 1, in accordance with the Council's Development Code (or successor document) and as approved by Council.
- [Footpath to frontage of Commercial Zone to be provided.](#)
- [Access to, and B](#)us stop established [within, the Commercial Zone](#) meeting design requirements of Council's Development Code (or successor document).

Stormwater, Wastewater and Water Infrastructure

~~Following proposed design recommendations within the Engineering Servicing Report prepared by Lysaght Consultants (reference 225216 Rev 2 dated 1/9/2022):~~

- Stormwater ~~wetland pond installed in~~ in identified reserve location, formed and planted.
- Stormwater conveyance infrastructure within Stage 1 installed.
- Construction of ~~Overland Flow Path 2~~ overland flowpaths within Stage 1, formed and planted.
- ~~Roadside swales to all roads within Stage 1.~~
- ~~Stormwater infrastructure planted to follow recommendations at section 11.3 of Wildland's Consultants' report no. 6334 Assessment of Ecological Effects for the Proposed Pencarrow Structure Plan Area at Pongakawa.~~
- Preparation of wastewater disposal field and supporting infrastructure of adequate size to service the number of lots within Stage 1.
- Water mains and reservoirs (if necessary) of sufficient pressure and capacity to service all lots within Stage 1 inclusive of firefighting requirements.

Deviation from these requirements shall be in accordance with an engineering design report prepared by a suitably-qualified chartered civil engineer, and as approved by Council.

Landscaping, Reserves

Landscaping mitigation measures within and at the boundary of Stage 1, including in Reserve to Vest, established in general accordance with the structure plan landscaping plan. ~~inclusive of proposed trees. Tree planting to adhere to minimum applicable requirements specified within Pencarrow Estate Structure Plan Drawing No. 004 – Tree Planting.~~

Reverse sensitivity

Prior to Stage 1 being completed, all effluent pond and storage infrastructure within the -Pencarrow Estate Pongakawa Structure Plan area shall be relocated so as to be west of the north-western boundary of the structure plan area, and north of the existing milking shed and stock pad.

Commercial Land

The commercially-zoned land shall be established and available for future commercial and community service activities.

Stage 2

Roading and Access

- New roads and footpaths within Stage 2 constructed, in accordance with the Council's Development Code (or successor document) and as approved by Council.

- Footpath connection between [Arawa Road to internal roads through to 'Village Green' Stage 2 Road and Stage 1 Road](#) to complete the ~~established~~ connection to the stormwater pond reserve detailed in the structure plan.
- ~~Footpaths following 'Pedestrian Connection' structure plan requirements within Stage 2.~~

Stormwater, Wastewater and Water Infrastructure

~~Following proposed design recommendations within the Engineering Servicing Report prepared by Lysaght Consultants (reference 225216 Rev 2 dated 1/9/2022):~~

- [Stormwater conveyance infrastructure within Stage 2 installed.](#)
- [Construction of overland flowpaths within Stage 2, formed and planted.](#)
- ~~Roadside swales to all roads within Stage 2, planted to follow recommendations at section 11.3 of Wildlands Consultants' report no. 6334. Assessment of Ecological Effects for the Proposed Pencarrow Structure Plan Area at Pongakawa.~~
- Preparation of wastewater disposal field and infrastructure of adequate size to service the number of lots within Stage 2.
- Water mains and reservoirs (if necessary) of sufficient pressure and capacity to service all lots within Stage 2 inclusive of firefighting requirements.

Deviation from these requirements shall be in accordance with an engineering design report prepared by a suitably-qualified chartered civil engineer, and as approved by Council.

[Landscaping Reserves](#)

- [Formation of reserve around stormwater ~~attenuation pond~~ treatment wetland and adjacent overland flowpath, including 'Village Green' seating area.](#)
- [Landscaping mitigation, including planting in Reserve to Vest, within Stage 2 boundaries established in general accordance with the structure plan landscaping plan.](#)

Landscaping

~~Landscaping mitigation measures within and at the boundary of Stage 2 in general accordance with the structure plan. Tree planting to adhere to minimum applicable requirements specified within Pencarrow Estate Structure Plan Drawing No. 004 – Tree Planting.~~

Reverse sensitivity

Dairy cow milking shall cease to occur at the existing milking shed.

Stage 3

Roading and Access

- New roads [or privateways](#) within Stage 3 constructed, in accordance with the Council's Development Code (or successor document) and as approved by Council.
- ~~Footpaths following 'Pedestrian Connection' structure plan requirements within Stage 3.~~

Stormwater, Wastewater and Water Infrastructure

~~Following proposed design recommendations within the Engineering Servicing Report prepared by Lysaght Consultants (reference 225216 Rev 2 dated 1/9/2022):~~

- [Construction of overland flowpath within Stage 3, formed and planted.](#)
- ~~Roadside swales to all roads within Stage 3, planted to follow recommendations at section 11.3 of Wildlands Consultants' report no. 6334. Assessment of Ecological Effects for the Proposed Pencarrow Structure Plan Area at Pongakawa.~~
- [Stormwater conveyance infrastructure within Stage 3 installed.](#)
- Preparation of wastewater disposal field and infrastructure of adequate size to service the number of lots within Stage 3.
- Water mains and reservoirs (if necessary) of sufficient pressure and capacity to service all lots within Stage 3 inclusive of firefighting requirements.

[Landscaping Reserves](#)

- [Formation of the private playground reserve within the Commercial Area as shown on the structure plan.](#)

- [Landscaping within Stage 3 boundaries established in general accordance with the structure plan landscaping plan.](#)
- [Shelterbelt planting to Arawa Road frontage of Stage 3 to be planted and established.](#)