

# Plan Change 95 – Pencarrow Estate

Section 42A Report  
Attachment 2 – Recommended  
changes to District Plan Maps



**Western  
Bay of Plenty**  
District Council

42A Report Recommendation

- Wastewater Disposal Area to be determined, more information required.
- Shelterbelt Planting to be removed from Structure Plan.
- More information required regarding stormwater management.

- (A) Buried effluent disposal field
- (B) Buried wastewater treatment plant
- (C) Wastewater maintenance access to treatment plant
- (D) Residential Height Restriction Area
- (E) Residential Zone - Density A (higher)
- (F) Residential Zone - Density B (lower)
- (G) Commercial Zone

DEVELOPMENT AREAS	
<b>Total Development Area #</b>	15.4
Residential Housing - Density A (high)	2.28 ha
Residential Housing - Density B (low)	4.75 ha
Commercial Zone *	0.38 ha
Reserve to Vest	1.11 ha
Primary Wastewater treatment area *	3.53 ha
Reserve Wastewater treatment area *	1.77 ha
Landscape Buffer	0.09 ha

\* Areas excluded from Developable Land calculation  
 # Includes primary & reserve wastewater disposal areas

- NOTES**
1. Refer to staging plan and staging pre-requisites Rule 12.4.24 & Appendix 7, Section 13 of the District Plan.
  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 Ng ti Pikiao

**Pencarrow Estate Pongakawa - General Layout & Infrastructure**

**LEGEND**

- Higher-Density Housing (A)
- Lower-Density Housing (B)
- Residential Height Restriction Area

- Shelterbelt Planting
- Commercial
- Development Site
- Village Green

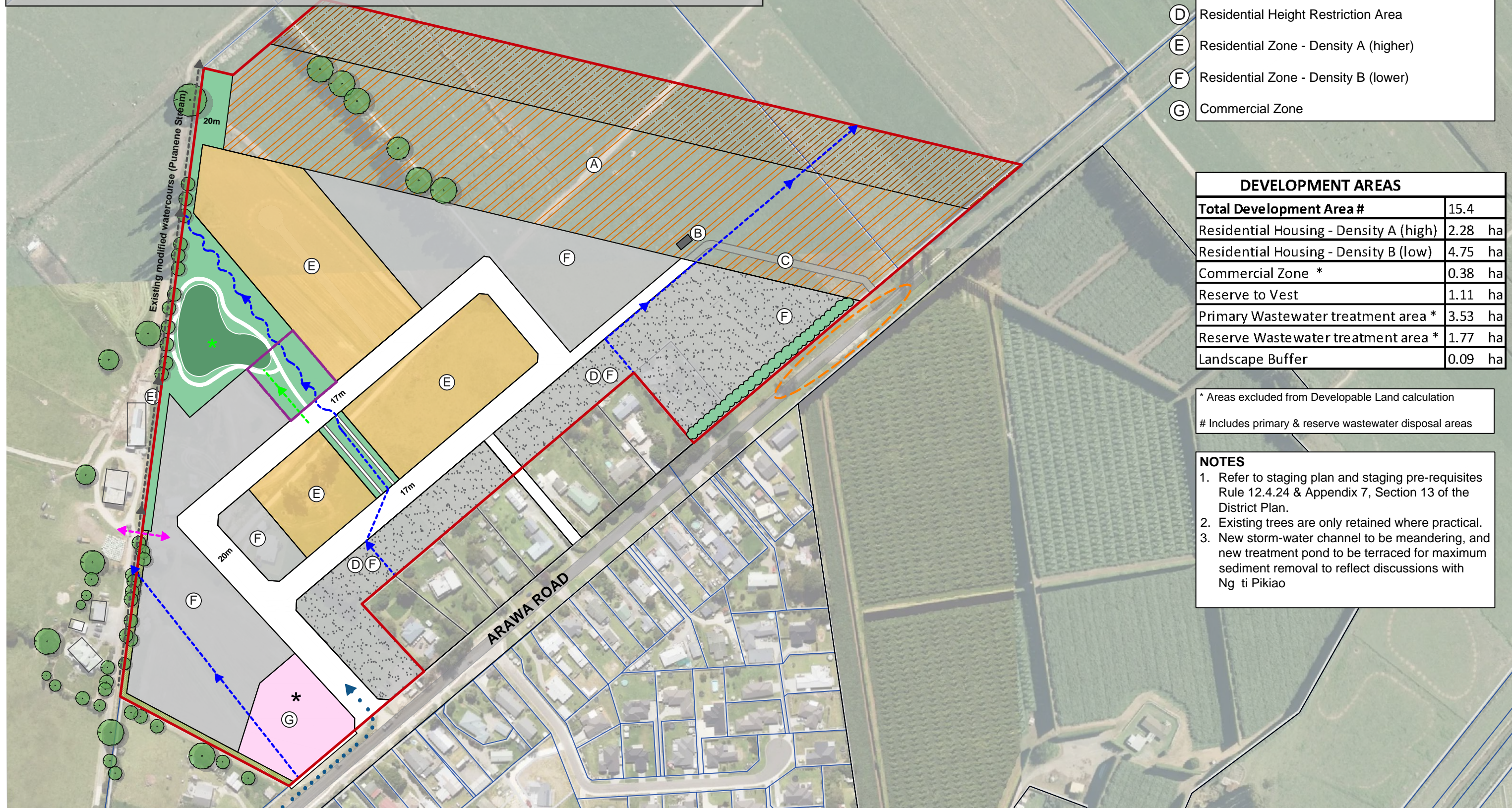
- Maintained Property Access
- Overland Flowpath
- Stormwater Swale
- Water Supply

- \* Proposed Playground Area
- \* Stormwater Treatment Wetland
- Stormwater/Riparian Reserve (6m min. width)
- Landscape Buffer (4m)
- Access & Utility Corridors

- Planned Public Recreation Upgrades (path, pump trucks, playground by WBOPDC)
- Primary Wastewater Disposal Area
- Reserve WW Field
- Existing Trees



Date: 25.09.2024  
 Drawing : 001  
 Reference: Pencarrow Estate Pongakawa  
 Scale: 1:2500 at A3  
 Drawn: PT  
 Reviewed: VM



42A Report Recommendation

- Wastewater Disposal Area to be determined, more information required.
- Stage 1 and 2 to include Reserve to Vest along Puanene Stream - 6m Riparian and 4m Landscape Buffer.
- Noted developable land has increased from amount indicated in applicant's Section 32 Report from 8.98ha to 10.1ha.

**STRUCTURE PLAN - DEVELOPMENT AREA**

Total Structure Plan Area	15.4 ha
Total Developable Land	10.1 ha
Stage 1 Developable Land	3.73 ha
Stage 2 Developable Land	4.82 ha
Stage 3 Developable Land	1.52 ha

Note: Wastewater disposal field not included in developable land calculations



**Pencarrow Estate Pongakawa - Staging Plans**

LEGEND

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



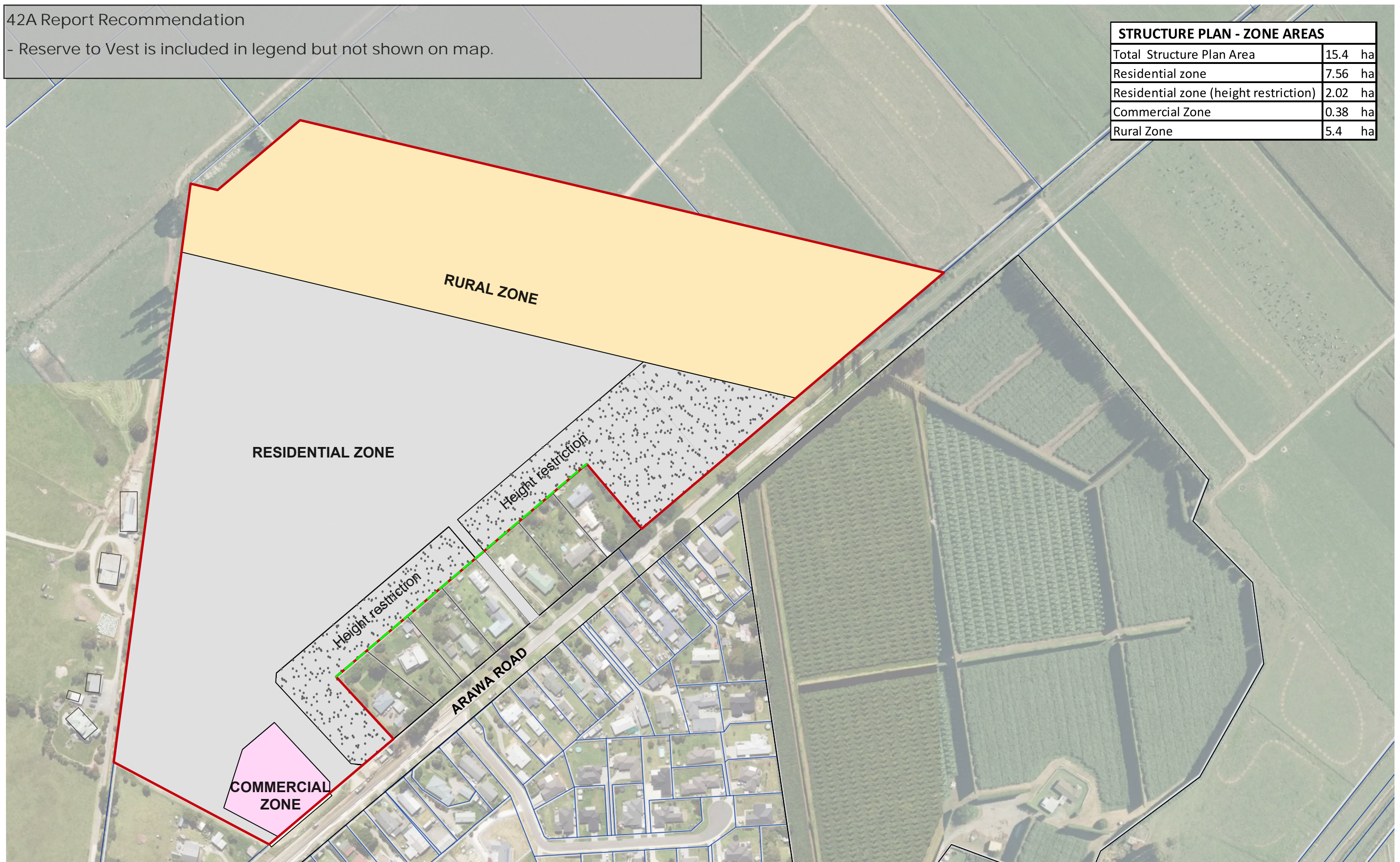
Date: 17.09.2024  
 Drawing : 002  
 Reference: Pencarrow Estate Pongakawa  
 Scale: 1:2500 at A3  
 Drawn: PT  
 Reviewed: VM



42A Report Recommendation

- Reserve to Vest is included in legend but not shown on map.

STRUCTURE PLAN - ZONE AREAS	
Total Structure Plan Area	15.4 ha
Residential zone	7.56 ha
Residential zone (height restriction)	2.02 ha
Commercial Zone	0.38 ha
Rural Zone	5.4 ha



**Pencarrow Estate Pongakawa - Zoning**

LEGEND

- Rural Zone
- Residential Zone
- Residential Height Restriction Area
- Commercial Zone
- Reserve to Vest
- Residential Rear Yard Boundary
- Structure Plan Area



Date: 17.09.2024  
 Drawing : 003  
 Reference: Pencarrow Estate Pongakawa  
 Scale: 1:2500 at A3  
 Drawn: PT  
 Reviewed: VM

42A Report Recommendation

- Wastewater Disposal Area to be determined, more information required.
- Shelterbelt planting to be removed from Structure Plan.
- Legend should refer to Density A and Density B for consistency.

- (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 provided
- (D) Boundary buffer planting - 6m wide reserve provided
- (E) Stormwater Reserve trees
- (F) Wastewater Landscaped buffer (20m wide)
- (G) Residential Rear Yard Boundary

**TREES**

All trees within the proposed road reserve shall be minimum 45 litre size at the time of planting and be planted no closer than 1.5m from boundary fences or road kerbs. All other trees to be minimum 18 litre size at the time of planting. Trees to be selected from the following lists, or similar species as available at the time of planting:

**Streetscape Trees - Large:**

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

**Streetscape Trees - Medium:**

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

**Other Trees - Large:**

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

**Other Trees - Medium:**

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

**STREAM PLANTING**

Sedges, Rushes, Ferns and Ground Covers for Lower Bank (or similar at time of planting)

- Pukio (*Carex secta/ virgata*)
- Umbrella sedge (*Cyperus ustulatus*)
- Marsh Clubrush (*Bulboschoenus fluviatilis*)

Shrubs and Trees for Crest or Levee (or similar at time of planting)

- Manuka (*Leptospermum scoparium*)
- Karamu (*Coprosma robusta*)
- Nikau (*Rhopalostylis sapida*)

**Pencarrow Estate Pongakawa - Landscaping Plan**

**LEGEND**

Higher-Density Housing

Lower-Density Housing

Residential Height Restriction Area

Shelterbelt Planting

Commercial

Development Site

Village Green

Riparian Planting to Stream Bank

Existing Trees

Proposed Large Trees

Proposed Medium Trees

Maintained Property Access

Proposed Playground Area

Stormwater Treatment Wetland

Stormwater / Riparian Reserve (6m min. width)

Landscape Buffer (4m)

Access & Utility Corridors

Planned Public Recreation Upgrades (path, pump trucks, playground by WBOPDC)

Primary Wastewater Disposal Area

Reserve Wastewater Disposal Area

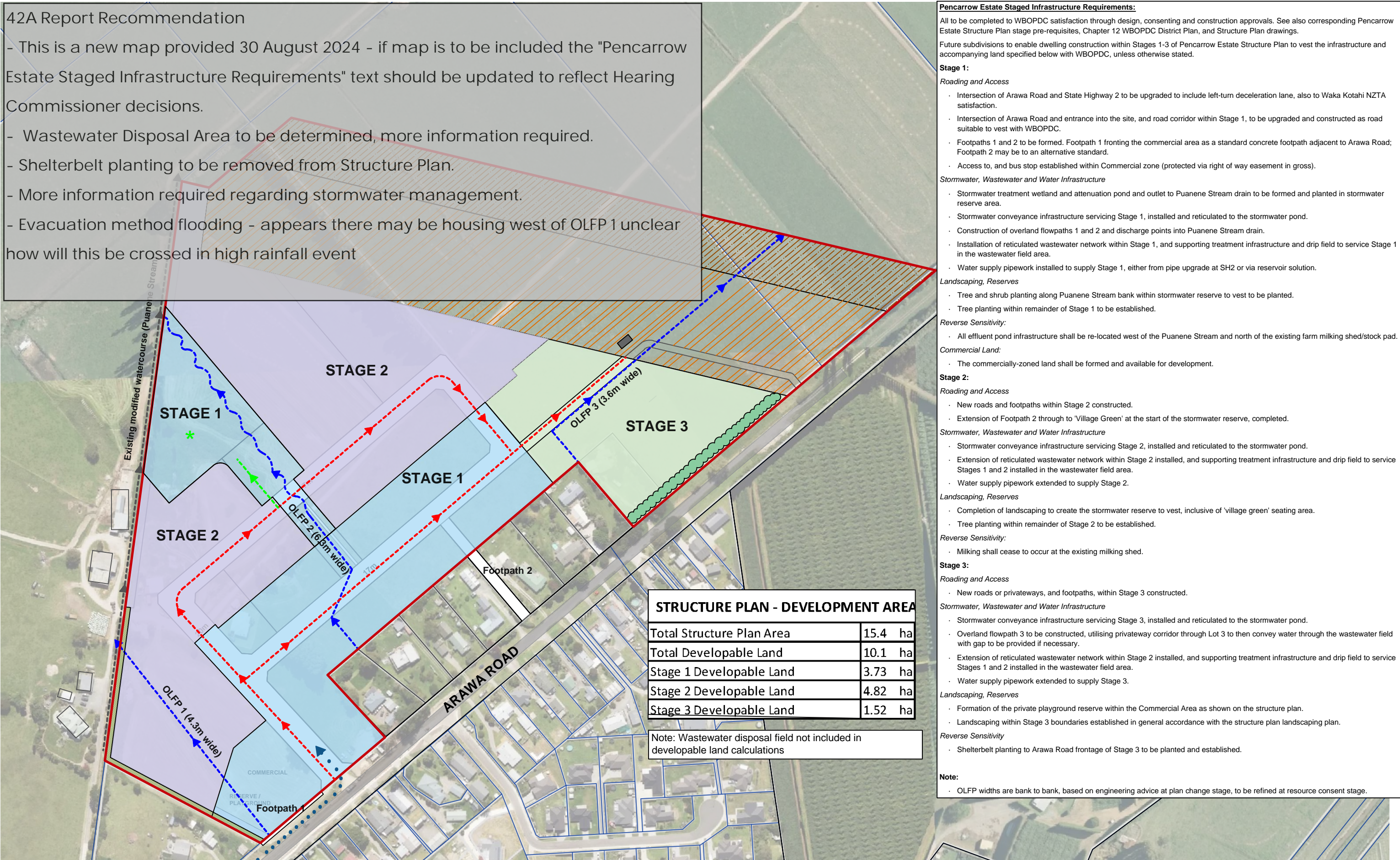


Date: 25.09.2024  
 Drawing : 004  
 Reference: Pencarrow Estate Pongakawa  
 Scale: 1:2500 at A3  
 Drawn: PT  
 Reviewed: VM



42A Report Recommendation

- This is a new map provided 30 August 2024 - if map is to be included the "Pencarrow Estate Staged Infrastructure Requirements" text should be updated to reflect Hearing Commissioner decisions.
- Wastewater Disposal Area to be determined, more information required.
- Shelterbelt planting to be removed from Structure Plan.
- More information required regarding stormwater management.
- Evacuation method flooding - appears there may be housing west of OLFP 1 unclear how will this be crossed in high rainfall event



**Pencarrow Estate Staged Infrastructure Requirements:**

All to be completed to WBOPDC satisfaction through design, consenting and construction approvals. See also corresponding Pencarrow Estate Structure Plan stage pre-requisites, Chapter 12 WBOPDC District Plan, and Structure Plan drawings.

Future subdivisions to enable dwelling construction within Stages 1-3 of Pencarrow Estate Structure Plan to vest the infrastructure and accompanying land specified below with WBOPDC, unless otherwise stated.

**Stage 1:**

*Roading and Access*

- Intersection of Arawa Road and State Highway 2 to be upgraded to include left-turn deceleration lane, also to Waka Kotahi NZTA satisfaction.
- Intersection of Arawa Road and entrance into the site, and road corridor within Stage 1, to be upgraded and constructed as road suitable to vest with WBOPDC.
- Footpaths 1 and 2 to be formed. Footpath 1 fronting the commercial area as a standard concrete footpath adjacent to Arawa Road; Footpath 2 may be to an alternative standard.
- Access to, and bus stop established within Commercial zone (protected via right of way easement in gross).

*Stormwater, Wastewater and Water Infrastructure*

- Stormwater treatment wetland and attenuation pond and outlet to Puanene Stream drain to be formed and planted in stormwater reserve area.
- Stormwater conveyance infrastructure servicing Stage 1, installed and reticulated to the stormwater pond.
- Construction of overland flowpaths 1 and 2 and discharge points into Puanene Stream drain.
- Installation of reticulated wastewater network within Stage 1, and supporting treatment infrastructure and drip field to service Stage 1 in the wastewater field area.
- Water supply pipework installed to supply Stage 1, either from pipe upgrade at SH2 or via reservoir solution.

*Landscaping, Reserves*

- Tree and shrub planting along Puanene Stream bank within stormwater reserve to vest to be planted.
- Tree planting within remainder of Stage 1 to be established.

*Reverse Sensitivity:*

- All effluent pond infrastructure shall be re-located west of the Puanene Stream and north of the existing farm milking shed/stock pad.

*Commercial Land:*

- The commercially-zoned land shall be formed and available for development.

**Stage 2:**

*Roading and Access*

- New roads and footpaths within Stage 2 constructed.
- Extension of Footpath 2 through to 'Village Green' at the start of the stormwater reserve, completed.

*Stormwater, Wastewater and Water Infrastructure*

- Stormwater conveyance infrastructure servicing Stage 2, installed and reticulated to the stormwater pond.
- Extension of reticulated wastewater network within Stage 2 installed, and supporting treatment infrastructure and drip field to service Stages 1 and 2 installed in the wastewater field area.
- Water supply pipework extended to supply Stage 2.

*Landscaping, Reserves*

- Completion of landscaping to create the stormwater reserve to vest, inclusive of 'village green' seating area.
- Tree planting within remainder of Stage 2 to be established.

*Reverse Sensitivity:*

- Milking shall cease to occur at the existing milking shed.

**Stage 3:**

*Roading and Access*

- New roads or privateways, and footpaths, within Stage 3 constructed.

*Stormwater, Wastewater and Water Infrastructure*

- Stormwater conveyance infrastructure servicing Stage 3, installed and reticulated to the stormwater pond.
- Overland flowpath 3 to be constructed, utilising privateway corridor through Lot 3 to then convey water through the wastewater field with gap to be provided if necessary.
- Extension of reticulated wastewater network within Stage 2 installed, and supporting treatment infrastructure and drip field to service Stages 1 and 2 installed in the wastewater field area.
- Water supply pipework extended to supply Stage 3.

*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.

*Reverse Sensitivity*

- Shelterbelt planting to Arawa Road frontage of Stage 3 to be planted and established.

**Note:**

- OLFP widths are bank to bank, based on engineering advice at plan change stage, to be refined at resource consent stage.

**Pencarrow Estate Pongakawa - Infrastructure Staging Plan**

LEGEND

- STAGE 1 Development Area
- STAGE 2 Development Area
- STAGE 3 Development Area
- Overland Flowpath
- Stormwater Swale
- Wastewater Network
- Water Supply
- Stormwater Treatment Wetland
- Landscape Buffer - 4m
- Primary Wastewater Disposal Area
- Reserve Wastewater Disposal Area
- Access (Utility Corridor)



Date: 25.09.2024  
 Drawing : 005  
 Reference: Pencarrow Estate Pongakawa  
 Scale: 1:2500 at A3  
 Drawn: YW  
 Reviewed: VM

