

## Chapter 12 – Subdivision and Development - 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.

- Below is a clean copy of the rules as updated with Section 42A, Mr Murphys proposed updates 14.11.2024 and Abi Mark updates 22.11.24

### 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 (including notes about specific requirements) as set out in Appendix 7 – Structure Plans 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 individual stages), 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 – Structure Plans, Section 13 – Residential of the District Plan.

#### **All Stages**

#### **Cultural Engagement**

Prior to detailed design of the subdivision, associated earthworks, stormwater and wastewater infrastructure including treatment wetlands, the resource consent applicant shall invite Ngati Pikiāo, Ngati Whakehemo, Ngati Makino, and Ngati Rangitihī (and any other iwi and hapū groups that has a connection to the Structure Plan area in consultation with BOPRC and WBOPDC) to review the design of the proposed infrastructure solutions including proposed discharge structures in or adjacent to the Puanene stream. This is to ensure that stream enhancement works and discharges maintain and enhance the water quality and ecological values of the stream.

#### **Stormwater**

[ALTERNATIVE – REFLECTS BOPRC SW MANAGEMENT GUIDELINES]

- (a) In events up to the 10-year storm event (climate change adjusted), through a combination of ground soakage (subject to groundwater testing) and stormwater attenuation, the total runoff discharged from the developed site shall be no greater than that of the pre-development site.
- (b) In events up to the 100-year storm event (climate change adjusted), through a combination of ground soakage (subject to groundwater testing) and stormwater attenuation, the total runoff discharged from the developed site shall be no greater than 80% of that of the pre-development site.

[IF REJECTED, AMENDS TO DRAFTING OF MS MARK 22/11/24]

An engineering design report, prepared by a suitably qualified chartered civil engineer, shall be provided to Council to demonstrate compliance with:

- a. In events up to the 10-year storm event (climate change adjusted), all site stormwater, subject to ~~post earthworks~~ groundwater testing, except stormwater from grassed yards, berms and roads, will discharge via reticulation to ground soakage.
- b. In events up to the 10-year storm event (climate change adjusted), stormwater from grassed yards, berms and roads will be conveyed to the stormwater treatment wetland.
- c. Beyond the 10-year storm event and up to the 100-year storm event (climate change adjusted), stormwater from roads and private property will pipe to a vegetated swale, which will discharge to the stormwater treatment wetland, or otherwise as provided for in the engineering design report.
- d. Relevant stormwater sizing details
- e. Detailed engineering design drawings

## Stage 1

### Roading and Access

- Intersection of Arawa Road and State Highway 2, and Arawa Road carriageway to the vehicle entrance to the plan change site, to be upgraded to the satisfaction of Waka Kotahi for the State Highway, and to the satisfaction of Council for the balance of Arawa Road.
- Footpaths and roads formed within Stage 1, in accordance with the Council's Development Code and as approved by Council.
- Footpath to frontage of Commercial Zone to be provided.
- Pedestrian and vehicular access to, the Bus stop established within, the Commercial Zone meeting design requirements of Council's Development Code or alternative design approved by Council.

### Stormwater, Wastewater and Water Infrastructure

- Stormwater wetland installed in identified reserve location, formed and planted.
- Stormwater conveyance infrastructure within Stage 1 installed.
- Construction/formation of all overland flowpaths (1, 2 and 3) formed and planted.
- Installation and preparation of wastewater disposal field and supporting infrastructure-to a design approved by Council to service the number of lots within Stage 1.

- Water mains of sufficient pressure capacity to service all lots within Stage 1 inclusive of firefighting requirements. This requires upgrading the 100mm ID main connecting the Arawa Road development to Maniatutu Road (a 2.1km long length of watermain) to a 250mm OD MDPE main.

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 and 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.
- There shall be no buildings or structures within the 8m Riparian Reserve and Landscape Buffer

### **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 and as approved by Council.
- Footpath connection between Arawa Road to internal roads through to 'Village Green' established

### **Stormwater, Wastewater and Water Infrastructure**

- Stormwater conveyance infrastructure within Stage 2 installed.
- Installation and preparation of wastewater disposal field and infrastructure to a design approved by Council to service the number of lots within Stage 2.

- Water mains of sufficient pressure and capacity to service all lots within Stage 2 inclusive of firefighting requirements. This requires upgrading the 100mm ID main connecting the Arawa Road development to Maniatutu Road (a 2.1km long length of watermain) to a 250mm OD MDPE main.

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 and Reserves**

- Formation of reserve around stormwater 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.
- There shall be no buildings or structures within the 8m Riparian Reserve and Landscape Buffer

### **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 and as approved by Council.

### **Stormwater, Wastewater and Water Infrastructure**

- Stormwater conveyance infrastructure within Stage 3 installed.
- Installation and preparation of wastewater disposal field and infrastructure to a design approved by Council to service the number of lots within Stage 3.
- Water mains of sufficient pressure and capacity to service all lots within Stage 3 inclusive of firefighting requirements. This requires upgrading the 100mm ID main connecting the Arawa Road development to Maniatutu Road (a 2.1km long length of watermain) to a 250mm OD MDPE main.

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 and 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.