

- (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>	15.38 ha
Residential Housing - Density A (high)	2.27 ha
Residential Housing - Density B (low)	4.64 ha
Commercial Zone *	0.37 ha
Reserve to Vest *	1.14 ha
Primary Wastewater treatment area *	3.53 ha
Reserve Wastewater treatment area *	1.77 ha
Landscape Buffer	0.18 ha
Access & Utility Corridors	1.44 ha

\* Areas excluded from Developable Land calculation (considering similarity of both BOP RPS and WBOPDC definitions - total developable area 8.53ha)

# 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. OLFP 2 to be meandering adjacent to treatment wetland, and new treatment wetland to be terraced for maximum sediment removal to reflect engagement with Ngāti Pikiao and Ngāti Whakahemo.
  4. Precise shape and extent of wastewater field to be determined through subdivision and OSET consenting. General location to north-east of residential land to be maintained, as is 20m minimum separation distance to Puanene Stream.

### Pencarrow Estate Pongakawa - General Layout & Infrastructure

**LEGEND**

- Higher-Density Housing (A)
- Commercial
- Maintained Property Access
- Proposed Playground Area
- Stormwater Treatment Wetland
- Stormwater/Riparian Reserve (8m min. width)
- Landscape Buffer (8m parallel to stream)
- Access & Utility Corridors
- Lower-Density Housing (B)
- Development Site
- Overland Flowpath
- Stormwater Swale
- Planned Public Recreation Upgrades (path, pump trucks, playground by WBOPDC)
- Reserve WW Field
- Existing Trees
- Residential Height Restriction Area
- Village Green
- Water Supply



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 Drawing : 001  
 Reference: Pencarrow Estate Pongakawa  
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**Pencarrow Estate Pongakawa - Staging Plans**

**LEGEND**

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

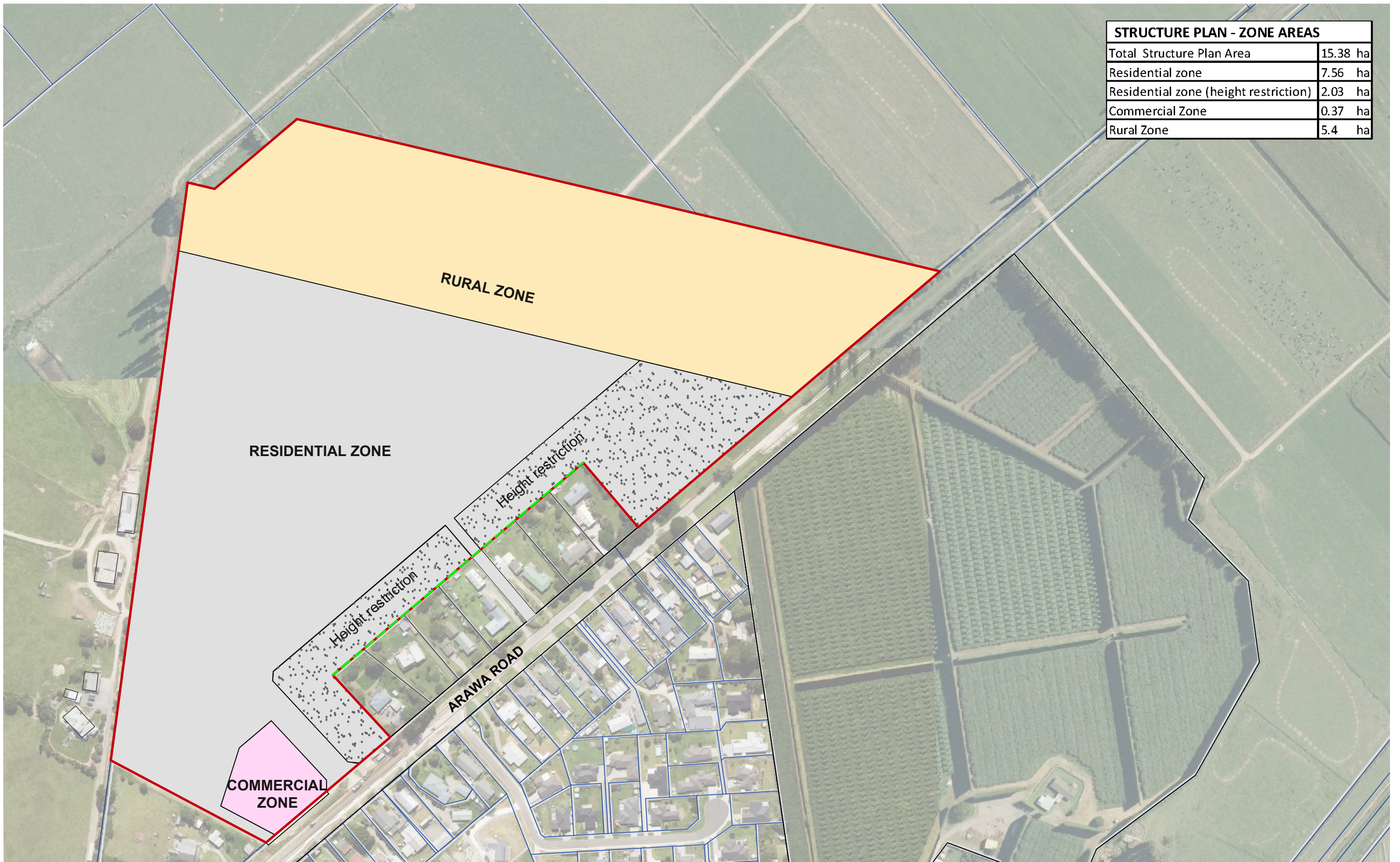


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 Drawing : 002  
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STRUCTURE PLAN - ZONE AREAS	
Total Structure Plan Area	15.38 ha
Residential zone	7.56 ha
Residential zone (height restriction)	2.03 ha
Commercial Zone	0.37 ha
Rural Zone	5.4 ha



## Pencarrow Estate Pongakawa - Zoning

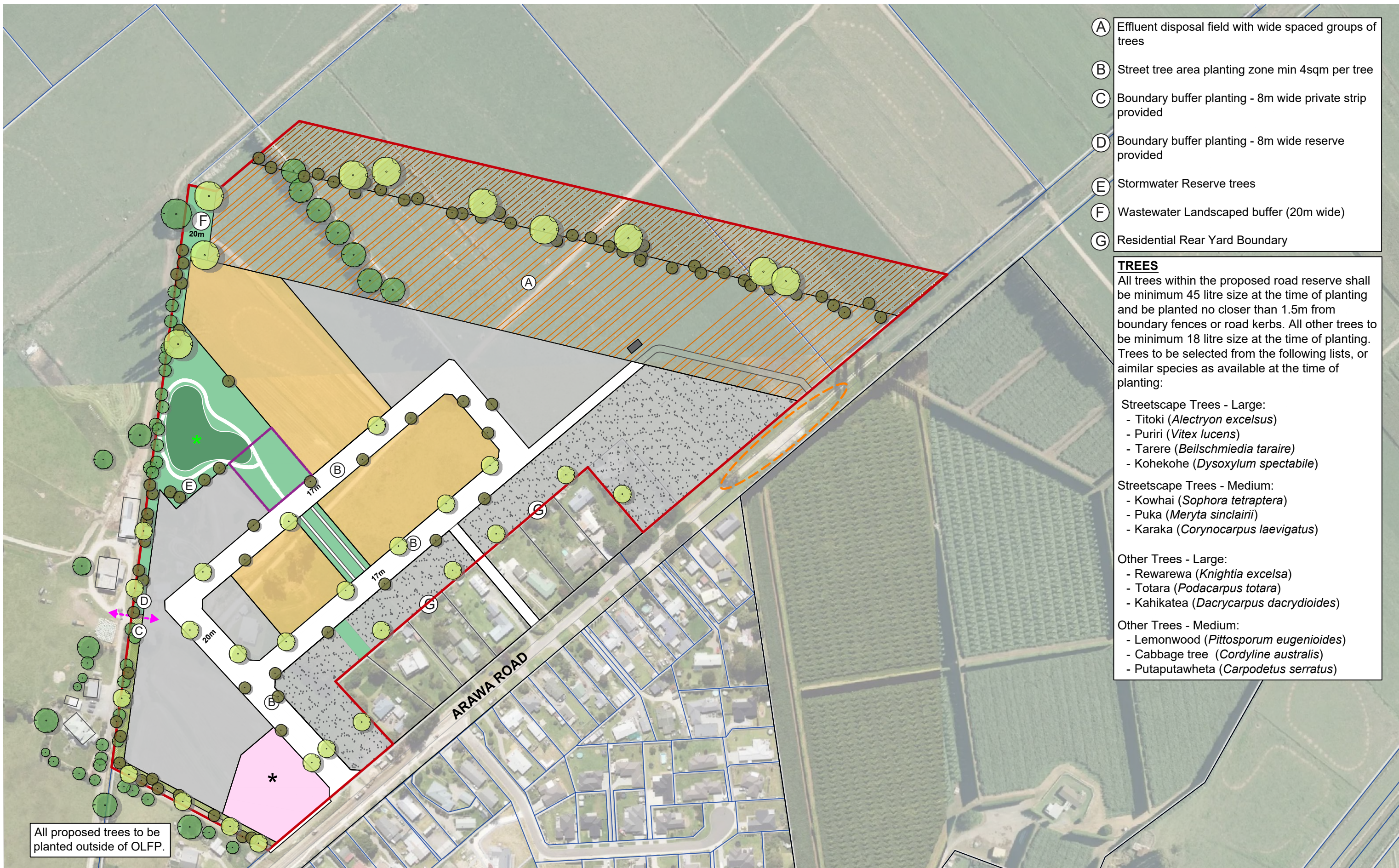
### LEGEND

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



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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 - 8m wide private strip provided
- (D) Boundary buffer planting - 8m 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 (*Dacrycarpus dacrydioides*)

**Other Trees - Medium:**

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

All proposed trees to be planted outside of OLFP.

### Pencarrow Estate Pongakawa - Landscaping Plan

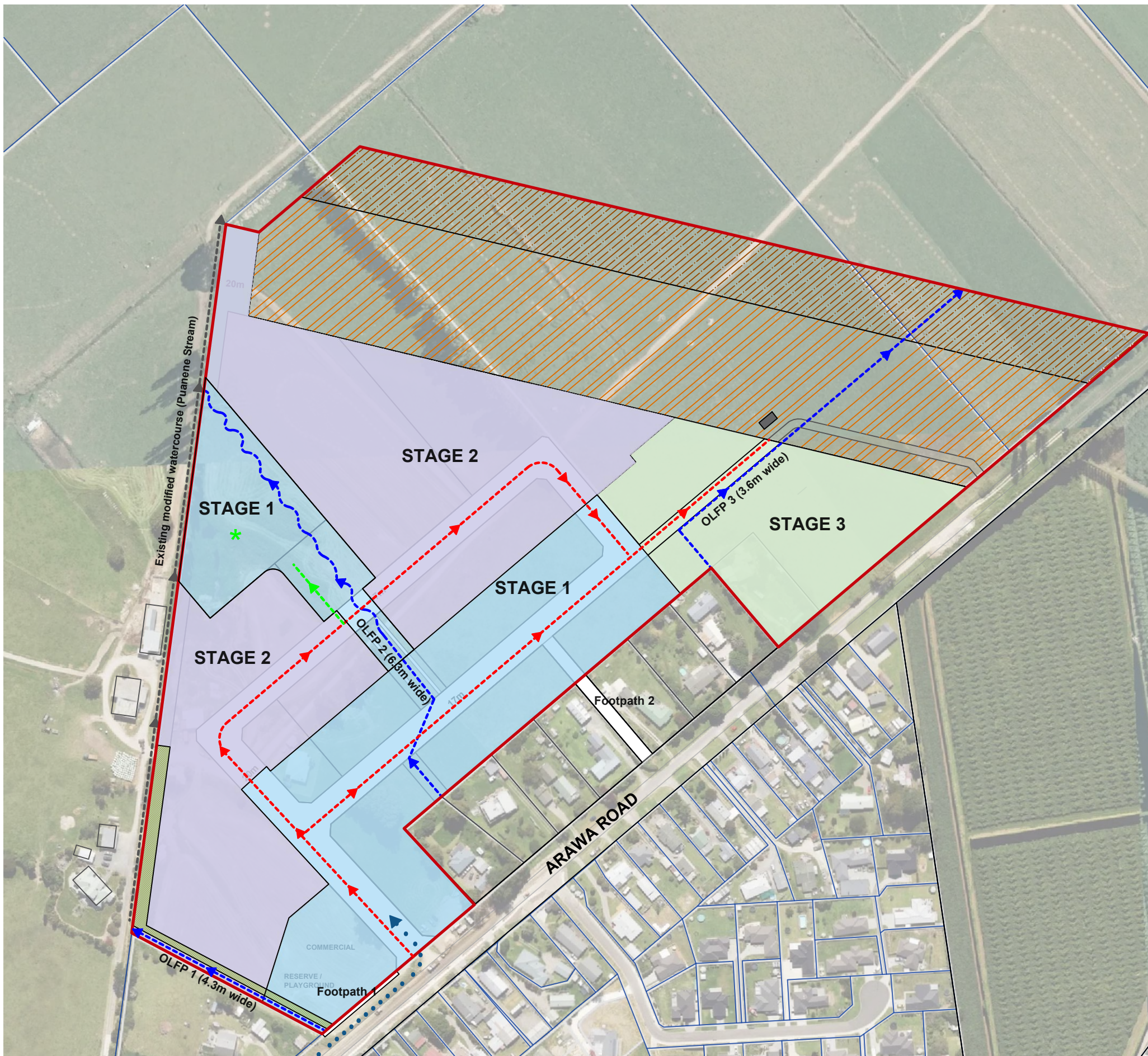
**LEGEND**

Higher-Density Housing	Commercial	Riparian Planting to Stream Bank	Maintained Property Access	Access & Utility Corridors
Lower-Density Housing	Development Site	Existing Trees	Proposed Playground Area	Planned Public Recreation Upgrades (path, pump trucks, playground by WBOPDC)
Residential Height Restriction Area	Village Green	Proposed Large Trees	Stormwater Treatment Wetland	Primary Wastewater Disposal Area
		Proposed Medium Trees	Stormwater / Riparian Reserve (8m min. width)	Reserve Wastewater Disposal Area
			Landscape Buffer (8m parallel to stream)	

**MOMENTUM**  
 PLANNING AND DESIGN

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**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, 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 (or successor document) and as approved by Council.
- Footpath to frontage of Commercial Zone to be provided.
- Access to, and bus stop established within, the Commercial Zone meeting design requirements of Council's Development Code (or successor document).

**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.
- Preparation of wastewater disposal field and supporting infrastructure of adequate size to service the number of lots within Stage 1.
- Water mains of sufficient pressure and 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 strips.

**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.
- 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 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 strips.

**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.

**Stormwater, Wastewater and Water Infrastructure**

- 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 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.

**Note:**

- OLFP widths are bank to bank, based on engineering advice at plan change stage, to be refined at resource consent stage.
- Precise shape and extent of wastewater field to be determined through subdivision and OSET consenting. General location to north-east of residential land to be maintained, as is 20m minimum separation distance to Puanene Stream.

**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 - 8m parallel to stream
- Primary Wastewater Disposal Area
- Reserve Wastewater Disposal Area
- Access & Utility Corridors



Date: 12.02.2025  
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