

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.

Working Set – Reflecting s.42A Report (11/10/24) Changes, subsequent Evidence of Vincent Murphy (24/10/24), and subsequent Evidence of Lucy Holden (4/11/24). Produced 13/11/24. Highlighted track change text reflects amendments to address matters arising at the hearing.

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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 (plans including notes) 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.

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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

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

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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.

All Stages **Stormwater**

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In events up to the 10-year storm event, all site stormwater, except stormwater from grassed yards, berms and roads, will discharge via reticulation to ground soakage.

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In events up to the 10-year storm event, stormwater from grassed yards, berms and roads will be conveyed to the stormwater treatment wetland.

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Beyond the 10-year storm event, stormwater from roads will pipe to a vegetated swale, which will discharge to the stormwater treatment wetland.

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An engineering design report, prepared by a suitably qualified chartered civil engineer, shall be provided to Council to demonstrate compliance with: i. 12.4.24.3 a, b, and c ii. Relevant stormwater sizing details iii. Detailed engineering design drawings

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Stage 1 **Roading and Access**

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- 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.

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- 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

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- Stormwater wetland installed in in identified reserve location, formed and planted.
- Stormwater conveyance infrastructure within Stage 1 installed.
- Construction of overland flowpaths within Stage 1, 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.

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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

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- 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.

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▲ Stormwater, Wastewater and Water Infrastructure

- Stormwater conveyance infrastructure within Stage 2 installed.
- Construction of overland flowpaths within Stage 2, formed and planted.
- 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.

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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.

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▼ Reverse sensitivity

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

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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

- Construction of overland flowpath within Stage 3, formed and planted.
- 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.